

AMENDED FINAL SCOPING REPORT

Lanseria X51

Portion 22 of the Farm Bultfontein 533 JQ and
Portion 164 of the Farm Nooitgedacht 534 JQ



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Application is made for the establishment of a mixed use township in terms of Section 96 of the Town Planning and Township Ordinance, 1986 (Ordinance 15 of 1986).

Proposed Lanseria Extension 51 will comprise of 4 erven with the following zonings:

- "Special", including Residential dwelling units, Hotels, Wholesale/Retail, Warehouses, Workshops, Showrooms, Exhibition and Distribution Centers, Restaurants, Offices, Places of Amusement, Medical Consulting Rooms and Places of Instruction.

In April 2006 the Minister of Environmental Affairs and Tourism passed environmental impact assessment regulations¹ (the Regulations) in terms of Chapter 5 of the National Environmental Management Act, 1998² (NEMA). The Regulations replaced the Environmental Impact Assessment (EIA) regulations, which were promulgated in terms of the Environmental Conservation Act, 1989³ in 1997. The new regulations came into place on 3 July 2006. In June 2010 the Minister of Environmental Affairs (DEA) passed the Amended Environmental Impact Assessment Regulations in terms of Chapter 5 of the National Environmental Management Act, 1998 (NEMA). The Amended Regulations came into effect on 2 August 2010.

Extension 24 Commercial Leasing Co (Pty) Ltd, the legal owner of the site appointed **Bokamoso Landscape Architects and Environmental Consultants CC**, to compile an Environmental Scoping Report and Environmental Impact Assessment (EIA) for the proposed development and its associated listed activities. The application for environmental authorization for the proposed mixed use development, situated on the Remaining Extent of Portion 22 of Farm Bullfontein 533 JQ and Portion 164 of the Farm Nooitgedacht 534 JQ, was submitted on **22 August 2011**. The application is submitted in terms of the New NEMA Regulation, promulgated on 2 August 2010.

This report is the Final Scoping Report prepared for the proposed development. All the information available during the scoping process, were used to identify the relevant issues. Specialist studies (required to address/mitigate issues) were identified during the scoping phase, and will be included in the EIA report.

¹Environmental Impact Regulations, 2010

² Act No. 107 of 1998

³ Act No. 73 of 1989

1.2 Activities Applied for in Terms of NEMA

In terms of Government Notices no. R544, R545 and R546 published in the Government Gazette no. 33306 of 02 August 2010 of the National Environment Management Act, 1998 (Act No. 107 of 1998), an Environmental Impact Assessment Process is required for the above-mentioned project. The applicant is applying for the following listed activities which will /could be triggered:

Also refer to Annexure B for a copy of the Application form that was submitted to Gauteng Department of Agriculture and Rural Development (GDARD).

Table 1: Listed activities in terms of Notice No R544

Listing No. 1 R. 544, 18 June 2010	Activity 9	The construction of facilities or infrastructure exceeding 1000 metres in length for the bulk transportation of water, sewage or storm water – (i) With an internal diameter of 0,36 metres or more; or (ii) With a peak throughput of 120 litres per second or more, excluding where: a. such facilities or infrastructure are for bulk transportation of water, sewage or storm water or storm water drainage inside a road reserve; or b. where such construction will occur within urban areas but further than 32 metres from a watercourse, measured from the edge of the watercourse.
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Table 2: Listed in activities in terms of Notice No R545

Listing No. 2 R. 545, 18 June 2010	Activity 15	Physical alteration of undeveloped, vacant or derelict land for residential, retail, commercial, recreational, industrial or institutional use where the total area to be transformed is 20 hectares or more; Except where such physical alteration takes place for: (i) Linear development activities; or (ii) Agriculture or afforestation where activity 16 in this Schedule will apply
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Since the proposed development includes listed activities from No. R544 and R545 an application for a complete EIA process was lodged at the Gauteng Department of Agriculture and Rural Development (GDARD). Reference number, **Gaut: 002/11-12/E0124** was assigned to the application.

1.3 **The Town Planning Process**

The Town Planning Application was made in terms of Section 96 (1) of the Town Planning Ordinance, 1986 (Ordinance 15 of 1986).

1.4 **Environmental Assessment Practitioner (EAP)**

The new Environmental Regulations require that relevant details of the Environmental Assessment Practitioner be included as part of the Scoping Report. A copy of the CV of Lizelle Gregory from Bokamoso Landscape Architects and Environmental Consultants is attached as **Annexure C**. In summary details of the EAP are indicated below:

- **Name:** Lizelle Gregory
- **Company:** Bokamoso Landscape Architects and Environmental Consultants.
- **Qualifications:** Registered Landscape Architect and Environmental Consultant (degree obtained at the University of Pretoria) with 18 years experience in the following fields:
 - Environmental Planning and Management;
 - Compilation of Environmental Impact Assessments;
 - Landscape Architecture; and
 - Landscape Contracting.

Ms. L. Gregory has compiled and submitted more than 600 Impact Assessments within the last 10 – 11 years. Furthermore, she is also familiar with all the GDARD/Provincial Environmental policies and guidelines and assisted and supplied GAUTRANS/former PWV Consortium with Environmental input and reports regarding road network plans, road determinations, preliminary designs and detailed designs for the past 12 years.

She has lectured at both the Tshwane University of Technology (TUT) and the University of Pretoria. The lecturing included fields of landscape Architecture and Environmental Management.

2. **TERMS OF REFERENCE**

The following terms of reference have been set:

- Determine if the proposed site is suitable for the proposed development from an environmental point of view;
- Prepare an Environmental Scoping Report, taking into consideration the biophysical and social environment; and
- Assess the attitude of the surrounding landowners towards the proposed development.

3. SCOPE OF WORK AND APPROACH TO THE STUDY

3.1 Scope of Work

An application form for environmental authorization of the relevant activity must be submitted to GDARD. The scope of work includes the necessary investigations, to assess the suitability of the study area and the surrounding environment for the proposed activities. The scoping exercise describes the status quo of the bio-physical, social, economical and institutional environment and identifies the anticipated environmental aspects associated with the proposed development in the form of a basic issues matrix. The significance of the anticipated impacts, the assessment of the alternatives identified, the assessment of the possible impacts and the mitigation of the impacts identified, will be addressed in the Environmental Impacts Assessment (EIA) report for the proposed development. The EIA report will be submitted after acknowledgement of receipt and acceptance of the Scoping Report and the approval of the Plan of Study for EIA, which is included as part of this report.

All available material and literature were collected and used for the purpose of this study and it was further supplemented with discussions with provincial authorities, local authorities, other interested and affected parties, as well as by site surveys and photographic recordings.

3.2 Approach to the Study

An investigative approach was followed and the relevant physical, social and economic environmental aspects were assessed.

This Scoping Report takes into consideration the environment that may be affected by the proposed activity. Therefore, the physical, biological, social, economical and cultural aspects are considered. A description of the property on which the activity is to be undertaken and the location of the activity on the property are described. The proposed activity and any feasible and reasonable alternatives were identified. In addition, a description is included of the need and desirability of the proposed activity, as well as advantages and disadvantages that the proposed activity or alternatives may have, on the environment and community that may be affected by the activity.

Relevant legislation and guidelines were identified and considered in the preparation of this Scoping Report. Environmental issues and potential impacts, including cumulative impacts, are identified and discussed. The methodology that will be used for the assessment the potential impacts, is identified, including specialist studies or specialized processes that will be undertaken. References are made to the mitigation of identified impacts and further studies that may be necessary to facilitate the design and construction of an environmentally acceptable facility.

Details of the Public Participation processes are included: (i) the steps that were taken to notify potentially interested and affected parties of the application; (ii) proof that the notice boards, advertisements and notices, notifying potentially interested and affected parties of the application, have been displayed, placed or given; (iii) a list of all persons or organizations that were identified and registered; (iv) a summary of the issues raised by the interested and affected parties; (v) the date of receipt of and the response of the EAP to those issues.

Included in this report, is a Plan of Study for Environmental Impact Assessment that sets out the proposed approach to the Environmental Impact Assessment of the application (including the proposed public participation for the EIA process). **(Refer to Annexure D).**

4. REGISTERED OWNER AND TITLE DEEDS

The farm portions on which the proposed township is situated are registered in the name of **Extension 24 Commercial Leasing Co (Pty) Ltd.**

Table 3: Registered Owners and Title Deeds

Farm Description	Registered Owner
The Remaining Extent of Portion 22 of the Farm Bultfontein 533 JQ.	Extension 24 Commercial Leasing Co (Pty) Ltd No T26274/2011
Portion 164 of the Farm Nooitgedacht 534 JQ.	Extension 24 Commercial Leasing Co (Pty) Ltd NoT26274/2011

5. LOCALITY OF THE PROPOSED DEVELOPMENT

The study area (**Remaining Extent of Portion 22 of the Farm Bultfontein 533 JQ and Portion 164 of the Farm Nooitgedacht 534 JQ**) is situated on the south eastern corner of the intersection between the K29 (R512) and K33 Provincial Road. The Lanseria Airport is situated approximately 3.65 kilometers to the north of the proposed site with the N14 Highway located approximately 1.42 kilometers south of the proposed site.

6. ALTERNATIVES IDENTIFIED

Alternatives should be considered as a norm within the Scoping Process. These should include the No-Go Option, locality alternatives, land use alternatives and layout alternatives.

6.1 Land Use Alternatives

Three alternative land uses, namely: a 'residential only' land use, and a "no-go" (status quo) land use were evaluated as alternatives to the proposed mixed use development.

Alternative 1: 'Residential Only' development

The "Residential Only" alternative means that the study area will be developed with residential dwelling units without provision for: Hotels, Wholesale/Retail, Warehouses, Workshops, Showrooms, Exhibition and Distribution Centers, Restaurants, Offices, Places of Amusement, Medical Consulting Rooms and Places of Instruction, as included in the mixed use option. Although the establishment of a Residential component is considered as an alternative for the site, a need arise for efficient services and job opportunities closer

to the living area. The "residential only" alternative will be investigated further in the EIA phase.

Alternative 2: "No -Go" option

The "No-Go" Option means that the study area is left in its present condition. At present the study area is used as a chicken farm.

A low density chicken farm is not considered as an optimal use for regionally strategically located site. As development around the site increase, runoff water, smell and noise from the chicken farm could become problematic in the built environment.

Alternative 3: Mixed use development (Preferred alternative)

In terms of this application it is the intention of the applicant to establish a township on the site but to include other land uses to provide in the full township on the site but to include other land uses to provide in the full spectrum of land uses that can be developed in this advantages location. It is proposed that there will be four erven in the Township. The Township will include residential dwelling units, hotels, wholesale/retail, warehouse, workshops, showrooms, exhibition and distribution centers, restaurants, offices, place of amusement, medical consulting rooms and places of instruction.

A mixed use development was regarded as the preferred alternative for the study area based on its close proximity to the upgraded international airport at Lanseria. The site is extremely well suited for mixed use developments due to its excellent, visibility and location within this precinct. A mixed use development will provide employment opportunities in close proximity to residential areas which increase urban efficiencies while contributing to the economy.







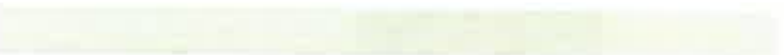

The following tables that represent a preliminary comparison between the “Residential Only”; “No-Go” and mixed use development alternatives.

Table 4: Preliminary Environmental issues of Alternative 1: “Residential Only”

Issue	Short term	Medium term	Long Term	Impact
Geology and soils				Positive
				Neutral
				Negative
Hydrology				Positive
				Neutral
				Negative
Vegetation				Positive
				Neutral
				Negative
Fauna				Positive
				Neutral
				Negative
Social				Positive
				Neutral
				Negative
Economic				Positive
				Neutral
				Negative
Infrastructure				Positive
				Neutral
				Negative
Agriculture				Positive
				Neutral
				Negative

The "Residential Only" option is a viable alternative to the proposed development. The regional economic benefits would be less than that of the proposed "Mixed Used" alternative.

Table 5: Preliminary Environmental issues - "No-Go" Option

Issue	Short term	Medium term	Long Term	Impact
Geology and soils				Positive
				Neutral
				Negative
Hydrology				Positive
				Neutral
				Negative
Vegetation				Positive
				Neutral
				Negative
Fauna				Positive
				Neutral
				Negative
Social				Positive
				Neutral
				Negative
Economic				Positive
				Neutral
				Negative
Agricultural				Positive
				Neutral
				Negative
Infrastructure				Positive
				Neutral
				Negative

Note: The "no-go" option is predominantly neutral in the short, medium and long term.

Table 6: Preliminary Environmental issues of the proposed development (mixed use)

Issue	Short term	Medium term	Long Term	Impact
Geology and soils				Positive
				Neutral
				Negative
Hydrology				Positive
				Neutral
				Negative
Vegetation				Positive
				Neutral
				Negative
Fauna				Positive
				Neutral
				Negative
Social				Positive
				Neutral
				Negative
Economic				Positive
				Neutral
				Negative
Infrastructure				Positive
				Neutral
				Negative
Agriculture				Positive
				Neutral
				Negative

Note: Preliminary investigations indicate that the proposed development option is predominantly negative in the short term, turns neutral in the medium term and then positive in the long term.

6.2 Locality Alternatives

The locality of the study area is desirable for the proposed development due to the following:

- The site, being large tract of vacant land on a highly visible and easily accessible route, within the precinct, offers a unique development opportunity for additional mixed use developments within the precinct.
- The study area is located in a very prominent location within the Lanseria Airport.
- The site is directly adjacent to the K29 Provincial Road (R512) thus having excellent visibility and easy access via subsidiary roads.
- The prominence of the property and the exposure thereof to the K29 Provincial Road (R512) and K33 Provincial Roads.
- South-west of the site is the Hertford Junction Shopping centre, the Megazone Business Park, Petrol Filling Station, Hertford hotel and wedding venue.
- The site is earmarked for future nodal uses in terms of the RSDF and Lanseria Development Framework 2020.
- The site is owned by the developer.

6.3 Layout Alternatives

Many alternative layouts for the development will be considered during the EIA phase of the development before the layout will be finalized.

The physical features of the study area and the alignment of the Existing K29 & K33 are considered as the main structuring elements for the layout. The final layout will correlate with an environmental sensitivity map which will be compiled for the study area. **(Refer to Figure 13 for Preliminary Environmental Sensitive Issues Map).**

The final layout will be a product of a multi-disciplinary workshop (during the EIA phase) between the appointed professionals. Professionals will be afforded the opportunity to share their findings with the other members of the project team. The environmental consultants will present the environmental sensitivity map to the project team during these workshops.

The following disciplines will take part in the workshop:

- The civil engineers;
- The electrical engineers,
- The geotechnical engineers;
- Town and Regional Planners;
- The Urban Designers;
- The Architects and Landscape Architects;
- The Environmental Consultants (Bokamoso); and
- The Applicant.

The comments and issues raised by the interested and affected parties will be taken into consideration during the layout of the development.

7. PLANNING APPROACH

Based on the above, the planning approach will be an inclusive, analytical, and systematic process undertaken done by a complete professional team consisting of Land Surveyors, Town Planners, Urban Planners, Traffic Engineers, Urban Economists, Environmental Consultants, Civil Engineers, Electrical Engineers, Geotechnical Engineers and the developer.

The project team has already compiled a preliminary layout for the development, from the information currently available. **(Refer to Figure 3: The Preliminary Layout Map).**

The proposed land-uses for the preliminary layout are as follows:

Table 7: Proposed Land Uses based on the Preliminary Layout

ZONING	ERF No.	ERF No's	AREA Ha	OF TOTAL AREA
SPECIAL ROADS	4	1 TO 4	27,9604	75,92
			8,8701	24,08
TOTAL	4		36,8305	100,00

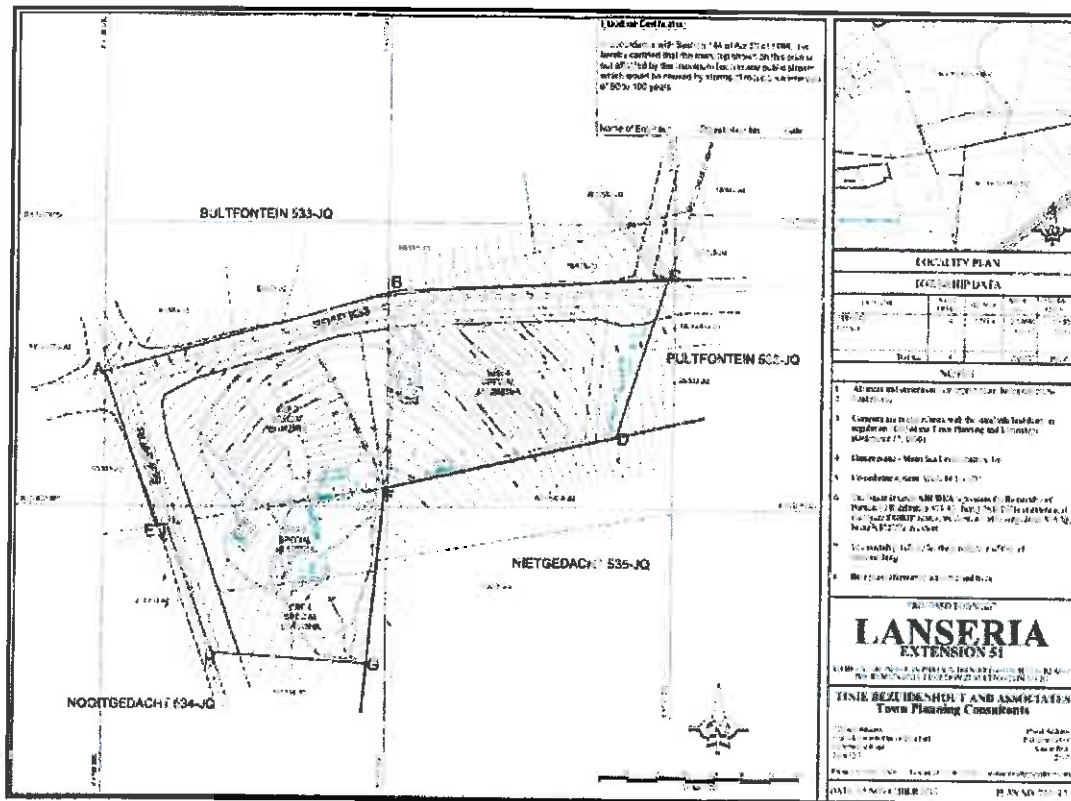


Figure 3: Preliminary Layout and Land Use

8. EXISTING AND PROPOSED ZONING

8.1 Existing Zoning

The site is currently zoned "Undetermined", in terms of the Peri-Urban Areas Town Planning Scheme, 1975. Other properties in the vicinity are generally zoned "Undetermined", "Special", "Private Open Space" and "Industrial 1".

8.2 Proposed Zoning

It is proposed that Erven 1 to 4 shall be subject to the following zoning and development controls:
Erven 1 to 4: Use Zone: "Special", including Residential dwelling units, Hotels Wholesale/Retail, Warehouses, Workshops, Showrooms, Exhibition and Distribution Centers, Restaurants, Offices, Places of Amusement, Medical Consulting Rooms and Places of Instruction.

Height:	Eight Storeys
Coverage:	60%
Density:	No Density Restrictions
Floor Area Ratio:	4,8
Parking:	As per Scheme
Building lines:	As per Scheme, 5m

9. THE DESCRIPTION OF THE BIOPHYSICAL ENVIRONMENT

This section briefly describes the biophysical environment of the study area.

9.1.1 Geology and Soils

The current Geotechnical analysis is based on a desktop study of the relevant locality and topographical plans; the Geological map (1:250 000); selected air photographs and ground contours of the study area. The findings were confirmed during a site inspection.

The site is situated near a crest of a hill in the south eastern corner with gentle slopes to the north, north west and north east. The study area contains poultry farm buildings and scattered farm houses used by staff.

The site is underlain by bedrocks of the Halfway House Granite Site which consists mostly of granite and granite gneiss of the Basement Complex. These bedrocks have been intruded by basic igneous rocks. The residual soils are only partly or thinly developed across the site and comprise of gravelly silty sands and clayey silts. The overlying transported soils are predominantly silty (fine) sandy materials. According to GIDS the study area is underlain by dolomite.

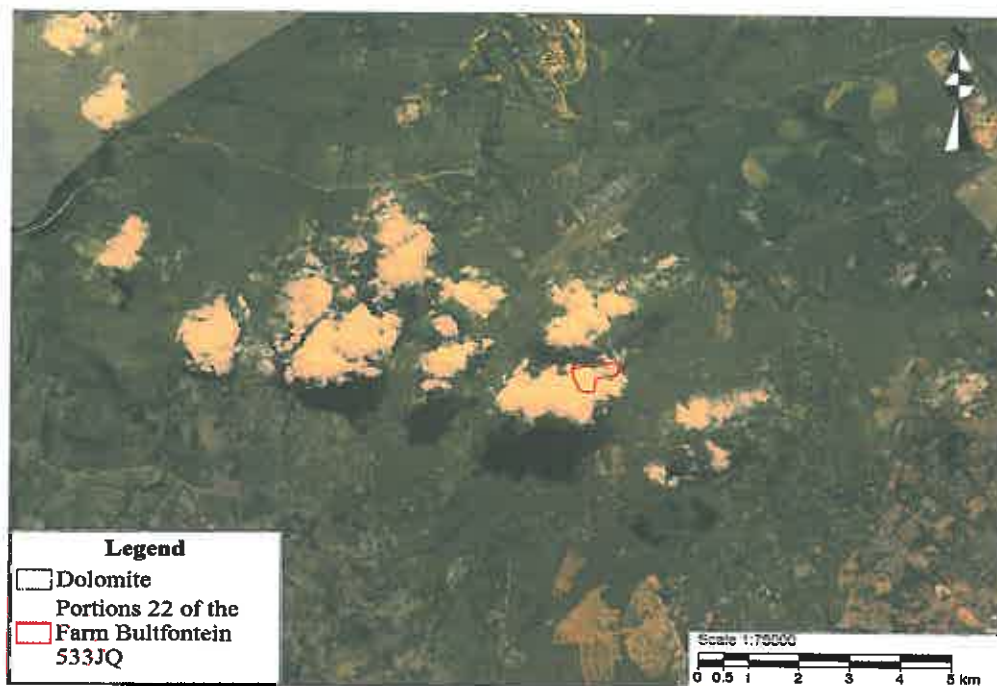


Figure 4: Dolomite Map

❖ **Preliminary Issues Identified:**

- Potentially collapsible soils;
- Groundwater pollution;
- Stability of structures;
- Possible erosion problems; and
- The loss of topsoil.

❖ **Additional information or Studies Required for the EIA Phase**

- A storm water Management Plan must be compiled by a storm water engineer; and
- A detailed geotechnical investigation will be included as part as part of the EIA.

9.1.2 Hydrology

9.1.2.1 Surface Hydrology

The study area is **not** affected by 1:50 and 1:100 year flood lines.

No wetlands are found on the site. The Non-Perennial Rivers, wetlands and other water bodies are around the study area. On the west side of the study area it gently drains towards the north-west and on the east side drains towards the north-east. **(Refer to Figure 5, Surface Hydrology Map.)**

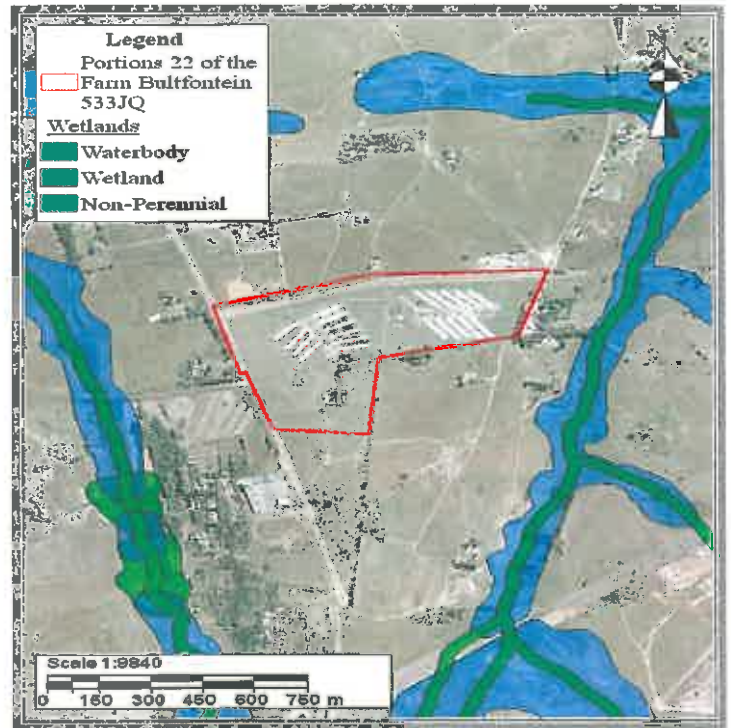


Figure 5: Surface Hydrology Map

It is expected that the slope will be sufficient to allow for natural storm water drainage as well as for the installation of essential services. The topographical characteristics will have no detrimental effect on the development potential of the site **(Refer to Figure 5.)**

Flood lines: The site is not subject to floods with an expected frequency of 1:50 years or 1:100 years.

9.1.2.2 Sub-Surface Hydrology

The site is a typical hard rock environment where two distinct aquifer systems are anticipated. There is firstly a shallow primary weathered aquifer and secondly the possibility of deeper secondary aquifer systems associated with fractures, joints and other discontinuities within the bedrock mass. In the case of the primary aquifer on this site, the opened trial holes indicate an abrupt transition from the topmost soil horizons to the shallow bedrocks in the lower profile with groundwater perched on top of these practically impermeable materials. The perched and secondary aquifers are recharged by rainfall.

❖ **Preliminary Issues Identified**

- Ground water pollution, siltation and erosion problems;
- More impermeable surface will lead to an increase in the speed, quantity and quality of the storm water;
- Erosion caused at discharge points of storm water (especially if less and larger storm water pipes are used);
- Lowering of groundwater levels.

❖ **Additional Information or Studies Required for the EIA Phase**

- A detailed geotechnical survey will be included as part of the EIA.
- A detailed storm water management plan will be required for assessment and inclusion during the EIA phase. The storm water design for the proposed development must be designed to:
 - Reduce and / or prevent siltation, erosion and water pollution. If erosion, siltation and water pollution is not addressed, the sustainability of the drainage and the open space systems lower down in the catchment area can be negatively impacted by the development.
- In non-dolomitic areas, storm water runoff should not be concentrated as far as possible and sheet flow should be implemented.
- A groundwater management strategy must be developed and should be included as part of the EIA.

9.1.3 Topography

There is a gentle slope towards the west section of the study area. The proposed development will be visible from the surrounding properties and roads that are in the same elevation and topography.

❖ **Preliminary Issues Identified**

- Special care will be required for the design of services as spring / seepage conditions may be expected to occur during periods of heavy rain.

- The topographical characteristics will have no detrimental effect on the development potential of the site.

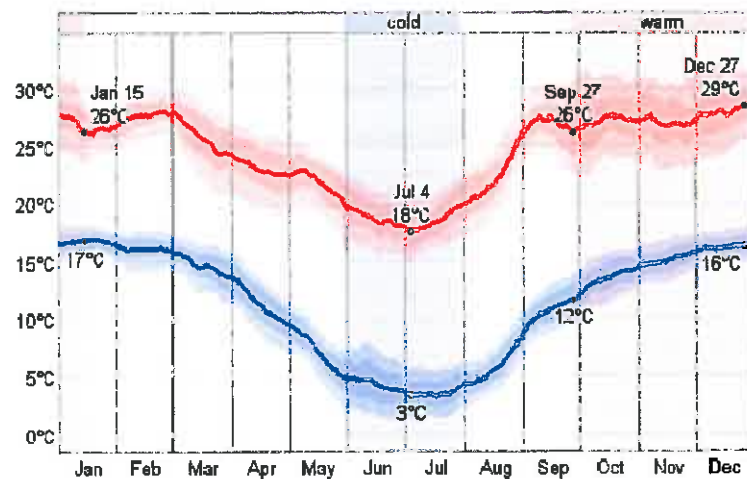
❖ Additional Information or Studies Required for the EIA Phase

- A more detailed visual impact assessment must be done during the EIA stage;
- Mitigation measures must be determined during the EIA Process to minimize the visual impacts of the development;
- Architectural guidelines must be based on the mitigation measures identified in the EIA report.

9.1.4 Climate

The climatological data for the site was taken from the weather station at Lanseria based at 1377m.

Table 8: Daily High and Low Temperatures



Wind

The wind is most often out of the north (10% of the time). The wind is least often out of the west (4% of the time) and south (5% of the time).

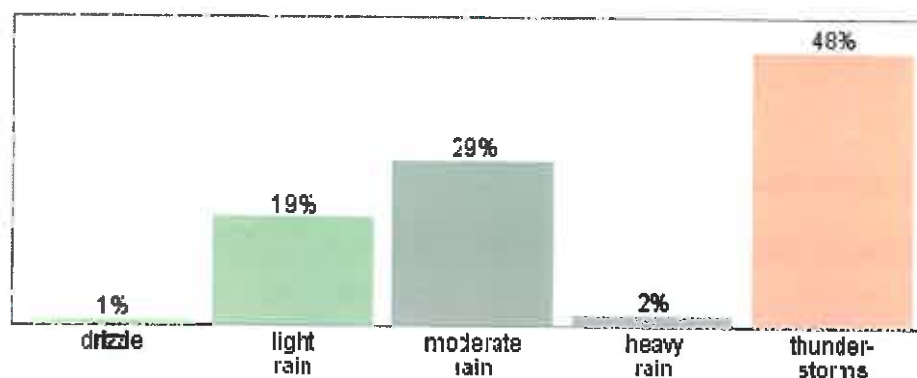
Temperature

In summer the average maximum temperature is 26.7 °C and the average minimum 14.4 °C. During the winter average maximum temperature is 18.2 °C and minimum 2.7 °C.

Rain

The average annual rainfall of the area is 717 mm, with a maximum of 960 mm and a minimum of 559 mm. Over the entire year, the most common forms of precipitation are thunderstorms, moderate rain, and light rain. *Thunderstorms* are the most severe precipitation observed during 48% of those days with precipitation. They are most likely around January 20, when it is observed during 20% of all days. *Moderate rain* is the most severe precipitation observed during 29% of those days with precipitation. It is most likely around January 12, when it is observed during 12% of all days. *Light rain* is the most severe precipitation observed during 19% of those days with precipitation. It is most likely around January 4, when it is observed during 8% of all days.

Table 9: Types of Precipitation throughout the year



Mist: **10 Days**

Lightning: **87 Days**

Hail: **4 Days**

❖ Preliminary Issues Identified

- If construction is scheduled for summer months, frequent rain could cause very wet conditions, which could make road construction and environmental rehabilitation works extremely difficult.
- Such wet conditions often cause delays to building projects and the draining of water away from the construction works (in the case of high water tables) into nearby water bodies, could (if not planned and managed correctly) have an impact on the water quality of these water bodies;
- If dry and windy conditions occur during the construction phase, dust pollution could become a problem.

❖ Additional Information or Studies Required for the EIA Phase

No additional studies are required during the EIA phase.

10. THE BIOLOGICAL ENVIRONMENT

10.1 Fauna and Flora

The proposed site lies in the quarter degree grid cell 2528CA (Pretoria). Mucina and Rutherford (2006) classified the area as Egoli Granite Grassland, with archaean granite and gneiss of the Halfway House Granite at the core of the Johannesburg Dome supporting leached, shallow, coarsely grained, sandy soil poor in nutrients. This grassland falls within a strongly seasonal summer- rainfall region and very dry winters with frequent frosts.

This vegetation unit is considered endangered. Its conservation target is 24%. Only about 3% of this vegetation unit is conserved in statutory reserves and a few private conservation areas.

More than two-thirds of the unit has already undergone transformation, mostly by urbanization, cultivation and by building the roads. Current rates of transformation threaten most of the remaining areas that are not conserved.

According to GDARD C-Plan the study area is not located on any irreplaceable sites (refer to Figure 6).

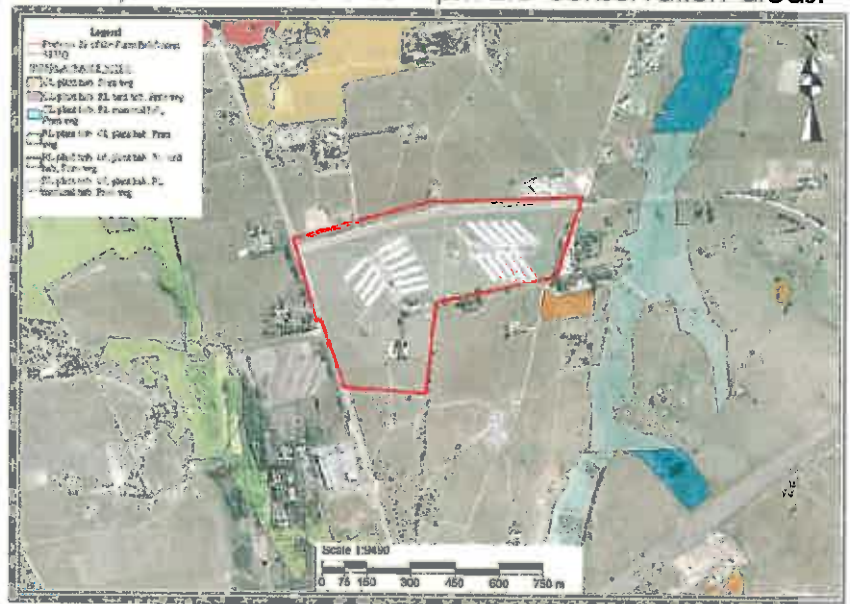


Figure 6: Irreplaceable sites

According to the information received from GDARD, specialist biodiversity studies are required to investigate the following aspects: (Refer to comments from I&AP, Annexure Eiv)

- Reptiles, with specific reference to *Homoroselaps dorsalis* (Striped Harlequin Snake)
- Vegetation

❖ **Preliminary Issues Identified**

- Loss of grassland areas.

❖ **Additional Information or Studies Required for the EIA Phase**

- A detailed fauna and flora survey (including the specialist biodiversity studies requested by GDARD) will be included in the EIAR.

11. DESCRIPTION OF THE EXISTING SOCIAL ENVIRONMENT

11.1 Archaeology/Cultural History

In terms of the legislation, it is necessary to identify and list specific legislation and permit requirements, which could potentially be infringed upon by the proposed project. The necessity and possibility of implementing mitigation measures should be addressed.

In terms of the South African Resources Act (Act 25 of 1999), Section 35(4), no person may, without a permit, issued by the responsible heritage resources authority, destroy, damage, excavate, alter, deface or otherwise disturb any archaeological or paleontological site or material. Section 34(1) of this act also states that no person may alter or demolish any structure or part of a structure, which is older than 60 years without a permit, issued by the relevant provincial heritage resources authority.

❖ Preliminary Issues Identified

No significant cultural and historical features were identified on the study area and therefore the anticipated impact on any cultural/heritage resources are regarded as low to neutral.

❖ Additional Information or Studies Required for the EIA Phase

- The cultural and historical report must be included as part of the EIA; and
- The comments from SAHRA must be addressed in the EIAR.

11.2 Agricultural Potential

According to the GAPA 3 the agricultural potential of the soils on the study area are located on high and low. (Refer to **Figure 7-Agricultural Potential Map**).



Figure 7: Agricultural Potential Map

It was concluded that no Agricultural Potential Study is needed for the proposed application site due to the existence of buildings on the site. The development of the proposed site will have no negative economic impact on the Agricultural Land of the Gauteng Province.

The study area is not situated within any of the 7 agricultural hubs identified for Gauteng. **(Refer to Figure 7: – Agricultural Hub Map)**

11.3 Existing Land Use

11.3.1 The Study Area

The proposed development is situated on the south eastern corner of the intersection between the K29 (R512) and K33 Provincial Road, between Lanseria Airport and the N14 Highway.

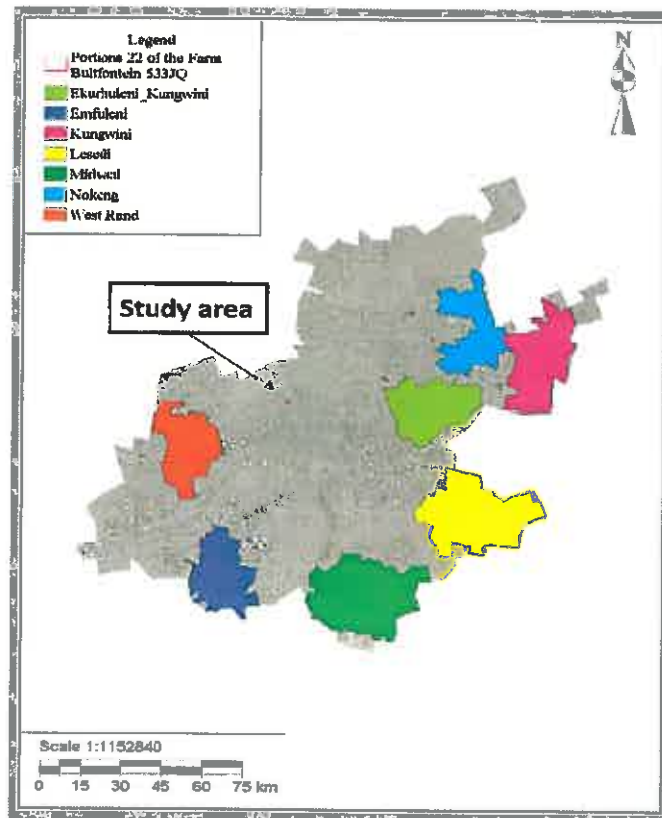


Figure 8: Agricultural Hub Map

11.3.2 Surrounding Development and Land Uses (Refer to Figure 9: Surrounding Land Use Map)

The study area is currently developed as a chicken farm.

There are: vacant land, a school, rural residential dwellings, a construction site office; a construction yard and an informal settlement to the north of the site.

North-east of the site are vacant land. East of the site are vacant land, a spaza shop and a derelict building. To the south of the site are vacant land and an informal settlement.

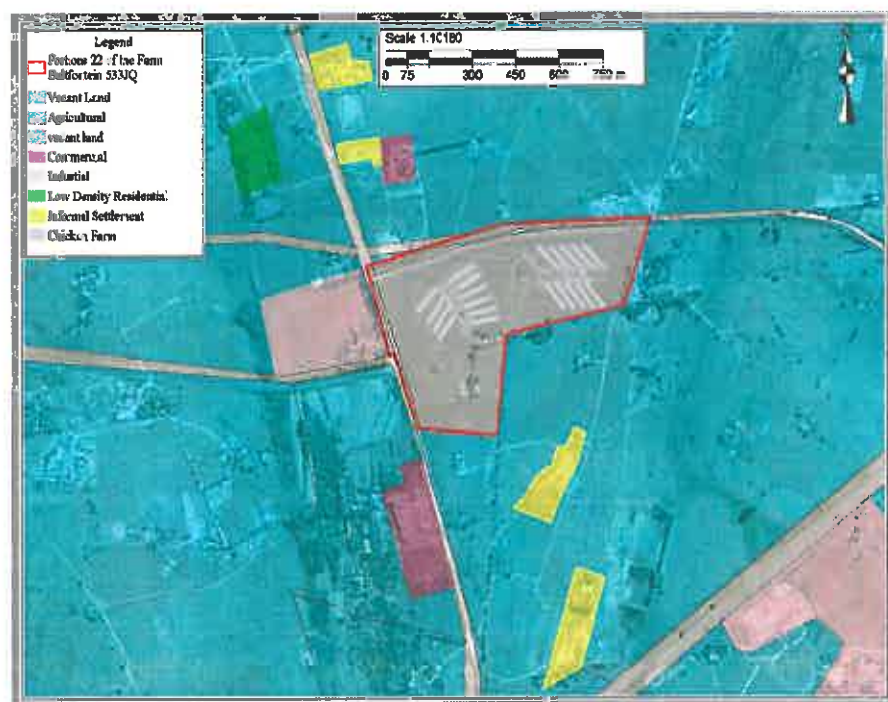


Figure 9: Surrounding Land Use Map

South-west of the site is the Herford Junction shopping centre, the Megazone Business Park, Petrol Filling Station and Herford hotel and wedding venue. To the west of the site are vacant land and a construction site. North-west of the site are vacant land and a construction site. Further to the north of the site is the Lanseria Airport.

❖ **Additional Information or Studies Required for the EIA Phase**

A thorough status quo investigation (economical, social, ecological and institutional) will be included as part of the EIA process.

11.4 The Proposed Land Use

The proposed development is for mixed land uses. The proposed rezoning to: "Special", include the following land uses: Residential dwelling units, Hotels, Wholesale/Retail, Warehouses, Workshops, Showrooms, Exhibition and Distribution Centres, Restaurants, Offices, Places of Amusement, Medical Consulting Rooms and Places of Instruction.

❖ **Preliminary Issues Identified**

- Impacts of the proposed development on the infrastructure of the area;
- Rates and taxes payable to the authorities;
- Impacts on the values of the surrounding properties;
- Job creation;
- Compatibility of the proposed land-use with the surrounding land-uses;
- Need and desirability of the proposed land-use;
- Economical viability of the proposed land-use; and
- Availability of social facilities.

❖ **Additional Information or Studies Required for the EIA Phase**

A service report for the Lanseria Extension 51 Development will be incorporated as part of the EIA.

11.5 Institutional Environment

The site falls within the jurisdiction of the Johannesburg Metropolitan Municipality, Gauteng Province. The Lanseria airport lies in close proximity to the site. The airport provides access on an international level to the economic heart of South Africa in Gauteng.

11.6 Relevant Conventions to which South Africa is a party:

A: International Conventions:

- **Convention relative to the Preservation of Fauna and Flora** in their natural state, 8 November 1993 (London);
- **Convention on Biological Diversity, 1995;**
(This convention provided and added stimulus for a re-examining and harmonization of its activities relating to biodiversity conservation. This convention also allows for the in-situ and ex-situ propagation of gene material);
- **Agenda 21** adopted at the United Nations Conference on Environment and Development (UNCED) in 1992. (An action plan and blueprint for sustainable development.)

B: National Legislation:

(i) The National Environmental Management Act; 1998 (Act 107 of 1998)

In terms of Government Notices no. R544, R545 and R546 published in the Government Gazette no. 33306 of 18 June 2010 of the National Environment Management Act, 1998 (Act No. 107 of 1998) an Environmental Impact Assessment Process is required for the proposed development. This act addresses issues relating to environmental administration and it promotes sustainable development.

Authorities have to take the principles of NEMA into consideration when evaluating an environmental report/ document, as the authority can be held responsible for any damage to the environment (including social, ecological and economical aspects).

(ii) The National Water Act, 1998 (Act No: 36 of 1998)

The purpose of this Act is to ensure that the nation's water resources are protected, used, developed, conserved, managed and controlled in ways that (amongst other factors), take the following into account:

- Meeting the basic human needs of present and future generations;

- Promoting equitable access to water;
- Promoting the efficient, sustainable and beneficial use of water in the public interest;
- Reducing and preventing pollution and degradation of water resources;
- Facilitating social and economic development; and
- Providing for the growing demand for water use.

In terms of the Section 21 of the National Water Act, the developer must obtain water use licenses if the following activities are taking place:

- a) Taking water from a water resource;
- b) Storing water;
- c) Impeding or diverting the flow of water in a watercourse;
- d) Engaging in a stream flow reduction activity contemplated in section 36;
- e) Engaging in a controlled activity identified as such in section 37(1) or declared under section 38(1);
- f) Discharging waste or water containing waste into a water resource through a pipe, canal, sewer, sea outfall or other conduit;
- g) Disposing of waste in a manner which may detrimentally impact on a water resource;
- h) Disposing in any manner of water which contains waste from or which has been heated in any industrial or power generation process;
- i) Altering the bed, banks, course or characteristics of a water course;
- j) Removing, discharging or disposing of water found underground if it is necessary for the efficient continuation of an activity or for the safety of people; and
- k) Using water for recreational purposes.

No, Section 21 water use licenses are required for the proposed township.

(iii) National Environmental Management: Air Quality (Act No. 39 of 2004)

This act replaced the Atmospheric Pollution Prevention Act (Act No. 45 of 1965); however Part 2 of the abovementioned act is still applicable. Part 2 deals with the control of noxious or offensive gases and has no relevance to the proposed development.

The purpose of the Act, (Act No. 39 of 2004), is: "To reform the law regulating air quality in order to protect the environment by providing reasonable measures for the prevention of pollution and ecological degradation and for securing ecological sustainable development while promoting justifiable economic and social development; to provide for national norms and standards regulating air quality monitoring, management and control by all spheres of government; for specific air quality measures; and for matters incident thereto".

(iv) National Heritage Resources, 1999 (Act No 25 of 1999)

The National Heritage Resources Act legislates the necessity for cultural and heritage impact assessment in areas earmarked for development, which exceed 0.5 ha. The Act makes provision for the potential destruction of existing sites, pending the archaeologist's recommendations through permitting procedures. Permits are administered by the South African Resources Agency (SAHRA).

It is important to note that in terms of the National Heritage Resources Act, (Act No 25 of 1999); all historical sites and materials older than 50 years are protected. It is an offence to destroy, damage, alter or remove such objects from the original site, or excavate any such site(s) or material without a permit from the National Monuments Council. Gravesites are subject to the requirements of the National Monuments Act, No. 28 of 1969.

No Archaeological artifacts have been identified on the study area.

(v) National Environmental Management: Biodiversity Act, 2004 (Act No 10 of 2004)

The purpose of the Biodiversity Act is to provide for the management and conservation of South Africa's biodiversity within the framework of the NEMA and the protection of species and ecosystems that warrant national protection. As part of its implementation strategy, the National Spatial Biodiversity Assessment was developed. Specialist ecological assessment studies must be conducted for the study area.

basis and areas that can be serviced with municipal services can now be included into the urban edge by provincial and local government. The study area falls under the Gauteng Urban Edge, 2010. **(Refer to Figure 10.)**

▪ Lanseria Development Framework (City of Johannesburg)

The proposed density for the development complies with the Regional Spatial Development Plan for the area. The study area falls within Sub-area 1 of the RSDP for Region A and the objectives of this sub-area is to "promote the development of a sound spatial structure to increase the efficiency of the urban system" and to "stimulate the economic development potential of Sub Area 1".

In terms of the RSDP development applications are to be assessed in accordance with the Lanseria Development Framework 2020, which must be read in conjunction with the Growth Management Strategy (GMS).

The intervention for objective 1 is: "to encourage mixed land uses that complement one another, as per the land management zone". One of the guidelines for objective 1 is: that Land Use Management Standards, as contained in the Land Use Management Schedule, must apply.

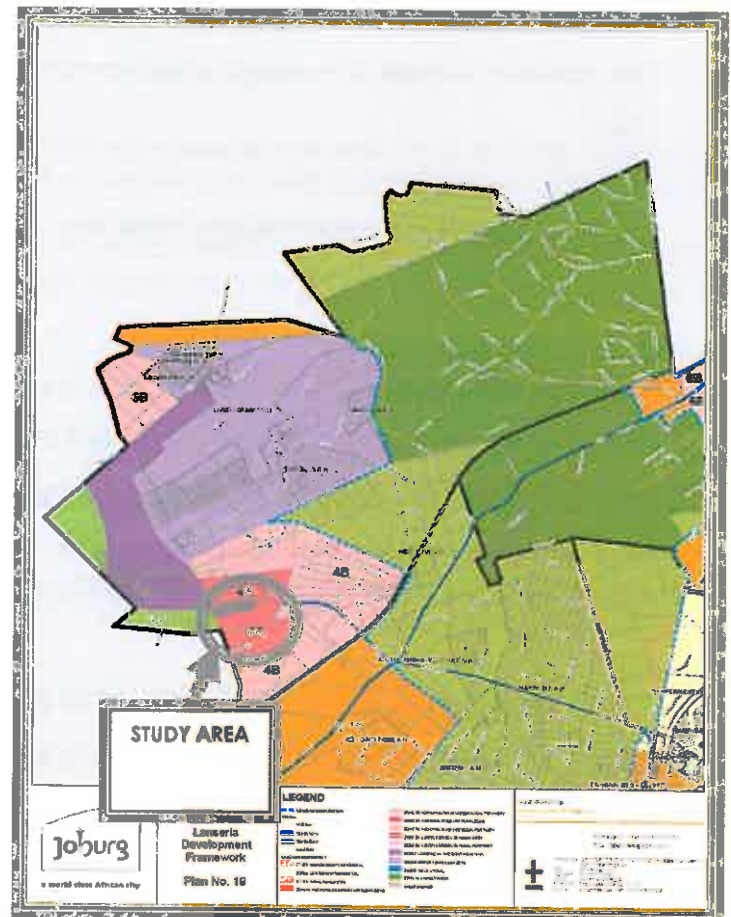


Figure 11: Lanseria Development Framework Map

In terms of the Kya Sand and Lanseria Development Framework the site falls within the Metropolitan mixed-use nodal periphery (Zone 4A); Refer to Figure 11. According to the Land Use

Management Schedule in the Framework the node will support high density residential units, hotels, educational, medical and social facilities, retail, office, entertainment and motor trade businesses, municipal and government institutions and commercial industrial land uses. Guidelines for objective 1 also state that community facilities such as religious buildings, medical suites, places of instruction and other related uses suitable in core residential areas can be allowed. According to the GMS the site falls inside the expansion areas. Lanseria remains a highly sought after location because of its accessibility to higher order roads and its close proximity to the Lanseria Airport. The application is thus in accordance with the aims and guidelines of the RSDF.

- **Gauteng Transport Infrastructure Act, 2001 (Act No 8, 2001)**

The purpose of this Act is to consolidate the laws relating to roads and other types of transport infrastructure in Gauteng. It provides for the planning, design, development, construction, financing, management, control, maintenance, protection and rehabilitation of provincial roads, railway lines and other transport infrastructure in Gauteng.

According to this provincial act, the proposed alignments for the Gautrans roads on the Gautrans Grid Road Network Map must be honoured by planners.

This Act is relevant to the proposed development.

- **Municipality Systems Act – No. 32 of 2000**

This Act clearly establishes the Integrated Development Plan and Integrated Spatial Development Framework as guidelines that inform development and processes in this regard.

- **GDARD Draft Ridges Policy**

According to the GDARD C-Plan, the study area is not affected by ridges and the Draft Ridges Policy is therefore not applicable.

▪ **Draft Policy on the Protection of Agricultural Land (2006)**

The study area does not lie within an Agricultural Hub that was identified by GDARD in 2006. The Draft policy on the protection of Agricultural Land (2006) is therefore not applicable to the proposed development. (Refer to the Agricultural Hub, Figure 8)

❖ **Preliminary Issues Identified**

- All relevant legislation, policies and guidelines must be taken into consideration during the planning of the development; and
- The proposed development is in line with the future planning for the area.

❖ **Additional Information or Studies Required for the EIA Phase**

The proposed development must comply with all the relevant legislation and it must strive to comply with development frameworks, policies and guidelines for the area. The final layout must take cognizance of, and comply with the applicable institutional framework.

11.7 Visual Environment

The following visual assessment criteria (see Table 10) were used to determine the impact of the proposed development on the state of the environment – the significance is indicated by the respective colour coding for each of the impacts, being either: high, medium or low.

Table 10: Visual Impact Criteria

CRITERIA	IMPACT		
	HIGH	MEDIUM	LOW
Visibility	A prominent place with an almost tangible theme or ambience	A place with a loosely defined theme or ambience	A place having little or no ambience with which it can be associated
Visual quality	A very attractive setting with great variation and interest – no clutter	A setting with some visual and aesthetic merit	A setting with no or little aesthetic value
Compatibility with the surrounding landscape	Cannot accommodate proposed	Can accommodate the proposed development	The surrounding environment will ideally suit or match

	development without the development appearing totally out of place – not compatible with the existing theme	without it looking completely out of place	the proposed development
Character	The site or surrounding area has a definite character / sense of place	The site or surrounding environment has some character	The site or surrounding environment exhibits little or no character/ sense of place
Visual Absorption Capacity	The ability of the landscape not to accept a proposed development because of a uniform texture, flat slope and limited vegetation cover	The ability of the landscape to less easily accept visually a particular type of development because of less diverse landform, vegetation and texture	The ability of the landscape to easily accept visually a particular type of development because of its diverse landform, vegetation and texture
View distance	If uninterrupted view distances to the site are > 5 km	If uninterrupted view distances to the site are < 5 km but > 1 km	If uninterrupted view distances to the site are > 500 m and < 1000 m
Critical Views	Views of the site seen by people from sensitive view sheds i.e. farms, nature areas, hiking trails etc.	Some views of the site from sensitive view sheds	Limited or partial views of the site from sensitive view sheds
Scale	A landscape with horizontal and vertical elements in high contrast to human scale	A landscape with some horizontal and vertical elements in some contrast to human scale	Where vertical variation is limited and most elements are related to the human and horizontal scale

From the preliminary visual assessment (**Refer to Figure 12**) it is evident that the study area is completely visible from the north and south, partially visible from the east and west of the site and not very visible from the south-west and north-west.



Figure 12: Preliminary Visual Assessment

11.6.1 Implications for the Development

The architectural styles, colours, textures and construction materials will determine the visual impact of the proposed development on the surrounding areas.

Architectural guidelines to minimize the visual impact:

- The proposed development will be seen from a distance and therefore the roofs should not reflect the sun or be covered with roofing materials that have bright colours. Black or charcoal coloured roofs will blend in tastefully with the surrounding environment.
- The colour scheme should be taken from the palette of colours in the natural surroundings.
- Existing trees should be retained as far as possible. The trees will soften the impact of the proposed permanent structures and they will bring the scale of the structures within the urban context down to a more human scale.

Landscaping should be done in concurrence with the building construction in order to create an instant visual enhancement of the development.

The landscaping of the proposed development should blend in with the natural vegetation that occurs on site and in the area. Trees, shrubs and groundcovers that are endemic to the area and/or indigenous should preferably be used – landscaping that is in line with the natural vegetation of the area will not only help to reduce the visual impact of the development, but it will also create habitats for fauna and flora species.

❖ Preliminary Issues Identified

Due to the location of the study area close to the R21 Freeway the proposed development could have a significant visual impact if it is not planned correctly. It could also have a positive impact if the development is well planned and integrated with the natural surroundings.

❖ Additional Information or Studies Required for the EIA Phase

- A more detailed visual impact assessment must be done during the EIA stage;
- Mitigation measures must be supplied for the visual impacts during the EIA Process; and
- Architectural guidelines must be based on the mitigation measures supplied in the EIA report.

11.7 Sense of Place

Sense of place, is the subjective feeling a person gets about a place, by experiencing the place visually, physically, socially and emotionally. The "Sense of Place" of an area is one of the major contributors to the "Image of the area".

The **image of an area** consists of two main components, namely **place structure** and **sense of place**. These could be defined as the following:

- **Place Structure** refers to the arrangement of physical place making elements within a unique structure that can be easily legible and remembered.
- The **Sense of Place** is the subjective meaning attached to a certain area by individuals or groups and is linked to its history, culture, activities, ambience and the emotions the place creates.

❖ **Preliminary Issues Identified**

- If planned and managed correctly, the proposed development could have a positive impact on the "Sense of Place" of the study area and its surroundings.
- The main "Sense of Place" creators are the Ridges (views experienced towards and from ridges), the existing rural atmosphere, the area adjacent to the river and the cultural & historical features on and around the study area.

❖ **Additional Information or Studies Required for the EIA Phase**

- A more detailed visual impact assessment must be done during the EIA stage;
- Mitigation measures must be supplied for the visual impacts during the EIA Process;
- Architectural guidelines must be based on the mitigation measures supplied in the EIA report;
- Identify cultural and historical features that will contribute to the "Sense of Place";
- Identify areas with attractive views;
- Identify areas visible from sensitive view-shreds and supply mitigation measures to prevent/restrict impacts.

11.8 Demography

Demographics, population composition, income profiles and other population statistics always play a very important role to evaluate the need for additional land uses.

Studies of demographics are very important to ascertain the need and viability of a new development, especially one of this magnitude.

❖ **Preliminary Issues Identified**

- Viability of the proposed development;
- Need and desirability of the proposed development;
- Availability of social facilities.

❖ **Additional Information or Studies Required for the EIA Phase**

- Motivations from the Town and Regional Planners and the appointed Urban Economists will be included as part of the EIA.

12. SERVICES

12.1 Water

Most of the land around the site is still agricultural and very little bulk infrastructure has been installed. There is presently only one water supply line that feeds mainly the Lanseria area. It consists of a 300mm diameter supply pipeline from the Honeydew reservoir in the south (top water level 1672,8m). The line runs through the middle of the site. The capacity in the line is already under pressure, due to the development in and around Lanseria. Water will be supplied to the development from the new Rand Water connection at the Sonneglans Reservoir, near the Beyers Naude/Marina Road intersection. From there a new 700mm diameter pipeline will supply water to the branch via the proposed new 15M³ Lion Park reservoir next to Malibongwe Drive. A 450mm diameter pipeline will link to the reservoir.

A planned 600mm diameter feeder line will supply water from the Lion Park Reservoir to the "Lion Park Reservoir District", in which the site situated. The supply pipeline is routed next to the R512, (in its new position) and therefore runs along the western boundary of the site. (Bigen Africa Services (Pty) Ltd.: May 2011)

12.2 Sewer

There is no existing available bulk sewerage infrastructure near the site. The Lanseria airport building drains to an existing package plant on the eastern side of the airport. Other small commercial developments in the vicinity make use of on-site treatment systems.

The Master Plan of the area allows for two possible alternatives. The first alternative provides for a pump station at Diepsloot with no connection to the Lanseria System. The second alternative

links the Blue Hills, Summerset, Diepsloot and Dainfern areas to the Lanseria System. The proposed development will increase some of the outfall sizes.

A new Waste Water Treatment Works (WWTW) to the east of Lanseria is proposed for both alternatives.

Two alternatives for draining the site (as required by the Master Plan), will be investigated in the EIA. (Bigen Africa Services (Pty) Ltd. : May 2011)

12.3 Stormwater

A Storm water Master Plan for the Lanseria Extension 51 will be compiled and discussed in the EIA report.

12.4 Electricity

Eskom provide electricity to the area, although the development is situated within the boundaries of the City of Johannesburg.

There is currently no bulk capacity available in the nearby area to supply a development such a Lanseria Extension 51. The existing networks in the area are 11/22kV overhead agricultural/rural electrification networks. These networks will not be able to supply sufficient bulk electricity, even if they are upgraded.

Eskom has made provision for a new bulk substation in the nearby area in the 2010-2020 master plan. The capacity which Eskom has planned for is still to be finalized. A bulk application for a 30MVA substation with 1 spare bay has been submitted by another developer. A quotation for this supply is expected within the next 6 months.

A site for the proposed substation could possibly be located within the Lanseria Extension 51 development.

12.5 Solid Waste

According to the project engineers, the local authority will be responsible for the removal of the domestic waste generated during the operational phase of the project.

❖ Preliminary Issues Identified

- The availability of services must be confirmed;
- The upgrading of existing services in the area;
- The upgrading of existing infrastructure;
- Temporary disruptions to services in surrounding area during the installation and upgrading of services.

❖ Additional Information or Studies Required for the EIA Phase

Storm water

- A detailed storm water management plan will be required for assessment and inclusion during the EIA phase;
- All external storm water pipes and channels to be indicated on plans for purpose of the EIA process;
- Details regarding properties that will be affected by the storm water management, and measures to be implemented, and to be supplied during the EIA process. It must also include information regarding servitudes to be registered.

Sewer

- Confirmation of the capacity of the involved Waste Water Treatment Works is required for the purpose of the EIA and external upgrades need to be investigated in order to ensure available capacity for this development.

Electricity

- Details regarding properties that will be affected by the proposed electricity upgrades to be supplied during the EIA process must also include information regarding servitudes to be registered.

12.6 Traffic

The current upgrading of Malibongwe Drive will greatly improve the node's accessibility locally and regionally, via the N14 Highway, which abuts site 2 (Lanseria Extension 53). All access will have to be routed via Malibongwe Drive. In the distant future, some assessment of major upgrades and new planned links, including public transport will be needed. This may have a direct bearing on the node's viability.

Access

Access will have to be routed via Malibongwe Drive and Road K33, which can be accessed via the National Road (N14).

Internal Road Network

The design of the internal road system will be influenced by:

- o Geology, drainage and natural features
- o Orientation of erven
- o Access
- o Services and the provision of infrastructure

❖ Preliminary Issues Identified

- The upgrading of existing roads;
- Construction of new roads;
- Access

❖ Additional Information or Studies Required for the EIA Phase

The transportation and traffic impact investigation for the entire Lanseria Extension 51 must be conducted and included in the EIAR.

13. PUBLIC PARTICIPATION

Please Refer to **Annexure E for Public Participation.**

13.1 Purpose of Public Participation

Public Participation is a cornerstone of any environmental impact assessment. The principles of the National Environment Management Act, 1998 (Act No. 107 of 1998) govern many aspects of environmental impact assessments, including public participation. These include provision of sufficient and transparent information on an ongoing basis to the stakeholders. This will allow stakeholders to comment and ensuring the participation of previously disadvantaged people, women and youth.

Effective public involvement is an essential component of many decision-making structures, and effective community involvement is the only way in which the power given to communities can be used efficiently. The public participation process is designed to provide sufficient and accessible information to Interested and Affected Parties (I&AP's) in an objective manner which assist them to:

- o Raise issues of concern and suggestions for enhanced benefits.
- o Verify that their issues have been captured.
- o Verify that their issues have been considered by the technical investigations.
- o Comment on the findings of the EIA.

13.2 Identification of Interested and Affected Parties

Potential interested and affected parties relevant to the project and the surrounding area were listed. The list was updated during the process of information gathering and with information forthcoming from discussions with various role players and authorities.

The following people were identified as I&AP's

Table 11: I& AP identified

Organisation /Body	Postal Address	Contact person	Tel No	Fax No
National and Provincial Government				
Gauteng Agriculture, Forestry & Fishery	Private Bag X120 Pretoria, 0001	B N de Lange Nhlakanipo Dlamini	012 319 7634	012 329 5938
Department of Water Affairs	285 Schoeman Street, Pretoria, 0001	T L Mathebe	012-392 1413	012-392 1408
Municipality				
Joburg: Environmental Regulatory Services	P O Box 1049 Johannesburg, 2000	Etienne Allers	011 587 4230	0866277516
Registered as I&AP				
Janiner von Zeuner	Janine@twotenchemicals.co.za		011 300 9917/8	
Jonathan Wordmeyer	jfmeyer@gmail.com			
Atwell Malherbe Associates (for Orange Country Investments CC)	Ama123@mweb.co.za		011 463 1188	
Neighbouring Property Owners				
	PO Box 34109 Erasmia, 0023	H C Maritz		
	P O Box 560 Fourways, 2055	R D Lawrence		
	P O Box 3885 Randburg	J M Liebenberg		
	P O Box 1858 Bromhof, 2154	Croff A		
	P O Box 2907 Parklands, 2121	Hertfort Estates, D Gamsy		
	P O Box 1745 Pinetown, 2123	Orange County Investments		
	P O Box 268 Florida Hills, 1716	Cradle City, AD van Wyk		
	P O Box 786, Lanseria, 1748	M C Barnard		
	P O Box 1163 Houghton, 2041	Coral Investments Property, J Shtein		
	P O Box 1858 Bromhof, 2154	A Croff		
	P O Box 50581 Wierda Park, 0149	P J Maritz		
	P O Box 765	SDH van Biljon		

Organisation /Body	Postal Address	Contact person	Tel No	Fax No
	Rivonia, 2128			
	P O Box 181 Polokwane, 0699	Chieftan Real Estates Inc		
	P O Box 52368 Saxonworld, 2132	Falcon Forest Trading 73 R Sanderson		
	P O Box 34027 Erasmia, 0023	Daraqawi Foundation M Fakir		
	P O Box 34071 Pretoria, 0001	H A Steinberg		
	P O Box 55835 Arcadia, 0007	Viador S A Mohamed Adam		
	P O Box 14430 Laudium, 0037	Abdullah, 2B		
	P O Box 53211 Centurion, 0046	L A Naidoo		

13.3 Notifications to I&AP

Stakeholders (I&AP's) were notified of the Environmental Evaluation Process through:

A site notice that was erected (at a prominent point on the study area) on 8 September 2011 **(Refer to Annexure E i for proof of notice).**

Notices were distributed to the surrounding land-owners and interested and affected parties by means of faxes, hand delivery and e-mail on 13 September 2011 **(Refer to Annexure E ii for proof of public notice);**

An advertisement was placed in the Beeld newspaper on Friday, 8 September 2011 **(Refer to Annexure E iii for proof of advertisement);** and

To date three (3) Interested and Affected Parties have registered (refer to Annexure E iv for a list of registered Interested and Affected parties); and

The Final Scoping Report will be available for review by I&AP's for a period of 40 days. Comments received will be addressed in the final Scoping Report.

13.4 Comments from I&AP's

The following comments were received from I&AP's. (See Annexure Eiv and Ev)

Table 12: Comments from I&AP

Issue	Commentator	Date	Response
Objection: already oversupply of retail space. Register as I&AP	Attwell Malherbe Associates	October 2011	Comments on file.
Register as I&AP	City of Johannesburg	11 July 2012	None required
Request geotechnical investigation, stormwater management plans.	Dept. Water Affairs	24 October 2012	None required
Register as I&AP	Janiner von Zeuner	28 September 2011	None required
Register as I&AP. Request info	Jonathan Woorameyer	28 September 2011	Will receive a copy of the report.

❖ Additional Information or Studies Required for the EIA Phase

The various issues and comments have been noted and studies are being conducted to address the issues. The registered I&APs will be notified of the EIA phase and the final EIA Report will be available for review by I&APs for a period of forty days.

14. ENVIRONMENTAL ISSUES AND SENSITIVITY

14.1 Preliminary Environmental Issues and Sensitivity

A preliminary environmental issues map was compiled based on information obtained during site visits, preliminary specialist studies and GIDS.



Figure 13: Preliminary Environmental Sensitivity Issues Map

14.2 Anticipated impacts, including cumulative

The impacts/aspects (beneficial and adverse) of the proposed land use development on the receiving environment were identified. The specific preliminary impacts associated with the proposed development were identified under each item of this report. Impacts related to the general construction and operational phase of the development are listed in **Table 13** below.

Table 13: Preliminary Environmental Impact of Alternatives 1, 2 and 3

Environmental Aspects	Soil and Soil Stability	Topography	Water Quality	Flora & Fauna	Existing Land-use of Study area and its surroundings	Visual Quality & Sense of Place	Qualitative Environment (Air Quality & Acoustical Environment)	Socio-Economic (I.e., Services, Economical Impacts, Cultural & Historical)	Mitigation Possibilities
CONSTRUCTION PHASE									
Construction works could cause disturbance and eradication of the sensitive ecosystems and habitats on site.	■ 1,3		■ 1,3	■ 1,3	■ 1,3	■ 1,3		■ 1,3	● 1&3
Erosion may take place on site if storm water is not managed sufficiently during the construction phase.	■ 1,3	■ 1,3	■ 1,3	■ 1,3		■ 1,3			● 1&3
If not planned and managed correctly, topsoil will be lost due to construction activities.	■ 1,3			■ 1,3					● 1&3
Surface water flows will be altered during the construction phase.	■ 1,3		■ 1,3						⊕ 1&3
Construction during the dry and windy season could cause some impacts and dust pollution.	■ 1,3					■ 1,3	■ 1,3	■ 1,3	⊕ 1&3

Environmental Aspects	Soil and Soil Stability	Topography	Water Quality	Flora & Fauna	Existing Land-use of Study area and its surroundings	Visual Quality & Sense of Place	Qualitative Environment (Air Quality & Acoustical Environment)	Socio-Economic (I.e. Services, Economical Impacts, Cultural & Historical)	Mitigation Possibilities
Traffic congestion caused by heavy slow construction vehicles on the local roads.					■ 1,3	■ 1,3		■ 1,3	⊕ 1,3
Localized vibration							■ 1,3		⊕ 1,3
Construction during the rainy season can cause unnecessary delays and damage to the environment.	■ 1,3	■ 1,3	■ 1,3	■ 1,3				■ 1,3	⊕ 1,3
The clearing of the site and the construction of the proposed structures and infrastructure can result in the eradication of the existing vegetation (with and without conservation value) in and around the study area	■ 1,3		■ 1,3	■ 1,3		■ 1,3		■ 1,3	⊕ 1,3
During the construction phase some safety and security problems (especially for the surrounding residents) are likely to occur.								■ 1,3	⊕ 1,3

Environmental Aspects	Soil and Soil Stability	Topography	Water Quality	Flora & Fauna	Existing Land-use of Study area and its surroundings	Visual Quality & Sense of Place	Qualitative Environment (Air Quality & Acoustical Environment)	Socio-Economic (I.e., Services, Economical Impacts, Cultural & Historical)	Mitigation Possibilities
Creation of Job opportunities								◆ 1,2,3	☀ 1,2,3
Soil might be lost from the site due to heavy vehicles tracking the soils from the site onto adjacent areas and roads.	■ 1,3	■ 1,3	■ 1,3	■ 1,3					● 1,3
Site office and camp, and associated waste.	■ 1,3		■ 1,3	■ 1,3	■ 1,3	■ 1,3	■ 1,3	■ 1,3	● 1,3
Vehicle maintenance may cause pollution.	■ 1,3		■ 1,3	■ 1,3		■ 1,3			● 1,3
Disposal of building waste & liquids.	■ 1,3		■ 1,3	■ 1,3		■ 1,3		■ 1,3	● 1,3
The construction vehicles and facilities will have a negative impact on the study area and surrounding views.						■ 1,3		■ 1,3	☹ 1,3
No temporary erosion protection at release points of water (especially during the rainy season)	■ 1,3	■ 1,3	■ 1,3	■ 1,3				■ 1,3	● 1,3
Dumping of rubble in sensitive areas and on	■ 1,3		■ 1,3	■ 1,3	■ 1,3	■ 1,3		■ 1,3	● 1,3

Environmental Aspects	Soil and Soil Stability	Topography	Water Quality	Flora & Fauna	Existing Land-use of Study area and its surroundings	Visual Quality & Sense of Place	Qualitative Environment (Air Quality & Acoustical Environment)	Socio-Economic Impacts, Cultural & Historical	Mitigation Possibilities
the surrounding properties.									
Construction activities could disturb neighbours in terms of noise, visual and dust pollution				■ 1,3	■ 1,3	■ 1,3	■ 1,3	■ 1,3	☺ 1,3
Uncontrolled veld fires may cause damage to infrastructure, cause loss of vegetation and fauna				■ 1,3	■ 1,3	■ 1,3	■ 1,3	■ 1,3	● 1,3
Eradication of invasive and exotic species from the site.			◆ 1,3	◆ 1,3		◆ 1,3			☺ 1,3
Causing damage to fauna habitats				■ 1,3		■ 1,3			● 1,3
Temporary disruption of services due to relocation and installation of services					■ 1,3			■ 1,3	☺ 1,3
The visual impact of the construction works on						■ 1,3			☺ 1,3

Environmental Aspects	Soil and Soil Stability	Topography	Water Quality	Flora & Fauna	Existing Land-use of Study area and its surroundings	Visual Quality & Sense of Place	Qualitative Environment (Air Quality & Acoustical Environment)	Socio-Economic (I.e., Services, Economical Impacts, Cultural & Historical)	Mitigation Possibilities
									High ● Medium ⊕ Low ○
the surrounding communities.									Positive impact not necessary to mitigate ☀
Heavy buildings are erected without detailed Geotechnical investigation to determine the underlying geological conditions and foundation requirements	■ 1,3							■ 1,3	● 1,3
OPERATIONAL PHASE									
Eradication of invasive species	◆ 1,3		◆ 1,3	◆ 1,3	◆ 1,3	◆ 1,3			☀ 1,3
Increased surface water runoff to storm water management system from hard surfaces may impact on surface and ground water.			■ 1,3	■ 1,3					⊕ 1,3
Compatibility with surrounding land uses.				■ 1,2	◆ 1,3	◆ 1,3		◆ 1,3	⊕ 1,3
Provision of residential units/even in close				◆ 3	◆ 1	◆ 1		◆ 1	☀ 1

Environmental Aspects	Soil and Soil Stability	Topography	Water Quality	Flora & Fauna	Existing Land-use of Study area and its surroundings	Visual Quality & Sense of Place	Qualitative Environment (Air Quality & Acoustical Environment)	Socio-Economic (I.e., Services, Economical Impacts, Cultural & Historical)	Mitigation Possibilities
									High ● Medium ⊕ Low ○
proximity to employment opportunities.								◆ 3	☀ 3
Provision of industrial and business even in the area						■ 1,3	■ 1,3	■ 1,3	⊕ 1,3
Noise impacts from the study area.					◆ 1,3	◆ 1,3		◆ 1,3	☀ 1,3
Increased security in the area and on the study area				◆ 1,3				◆ 1,3	☀ 1,3
Optimal use of infrastructure								◆ 1,3	☀ 1,3
Contribution to the upgrading of infrastructure and services								◆ 1,3	☀ 1,3
Creation of temporary and permanent jobs					◆ 1,3			◆ 1,3	⊕ 1,3
Creating a major contribution to rates and taxes to the local municipality.								◆ 1,3	● 1,3
Impact of additional vehicle traffic on already busy roads due to traffic associated with						■ 1,3	■ 1,3	■ 1,3	⊕ 1,3

Environmental Aspects	Soil and Soil Stability	Topography	Water Quality	Flora & Fauna	Existing Land-use of Study area and its surroundings	Visual Quality & Sense of Place	Qualitative Environment (Air Quality & Acoustical Environment)	Socio-Economic Impacts, Cultural & Historical	Mitigation Possibilities
development									
Light pollution during the night					■ 1,3	■ 1,3	■ 1,3		⊙ 1,3
Possible pollution from the industrial development.					■ 3		■ 3		⊙ 3
Loss of grassland				■ 1,3		■ 1,3			○ 1,3
Loss of agricultural land					■ 1,3				○ 1,3

■ Adverse Impact
 ◆ Beneficial Impact
 1=Alternative 1
 2=Alternative 2
 3=Alternative 3

14.2 Comparative Assessment between Alternative 1, 2 and 3.

Tables 14 and 15 below are preliminary comparative assessments based on the issues identified in Table 13 above. The issues identified in Table 13 are based on the status quo information that was available for the Scoping Phase and the Scoping Report already identified the aspects that must be investigated in more detail during the EIA phase.

The purpose of the preliminary issues identification and comparative assessment process is (1) to identify "fatal flaws" that could prevent the project from happening at an early stage, (2) to identify specialist studies and plans to be done for the EIA phase of the application, (3) to identify the mitigation possibilities of the preliminary issues identified and (4) to compare (already at an early stage) the workable alternatives identified with each other before and after mitigation. The comparative assessment will assist the EAP with the identification of the preferred alternative. However, the environmental issues and the results of the comparative assessment are only preliminary results that must still be confirmed during the EIA phase. Some of the specialist studies done during the EIA phase could identify additional issues to be addressed and it could even identify "Fatal Flaws" that could prevent the project from happening/place restrictions that could have a significant impact on the preliminary layout and alternatives identified.

Due to the fact that many of the high impact issues identified in the above mentioned tables can be mitigated to more acceptable levels, the issues ratings before and after mitigation could differ considerably. In many cases, high impact issues (mostly related to the construction phase of a development) can be mitigated completely. The comparative assessment after mitigation (**Refer to table 15 below**) will, therefore, give a more accurate indication of the preliminary preferred alternative for the project.

Table 14: Comparative Assessment of Alternatives: 1, 2 and 3 before Mitigation

Environmental Aspects <u>Key to impacts:</u> ⊕ Lower positive ⊙ m- Medium positive ⊖ h- Higher positive ⊗ Lower negative ⊗ m- Medium negative ⊗ h- Higher negative ⊖ Neutral	Physical			Socio-Economical								Institutional				Total of Impacts								
	Geology and Soils	Hydrology	Topography	Climate	Flora	Fauna	Biological	Qualitative Environment	Visual, Noise, Pollution, Security	Compatibility of Land-Use	Availability of municipal services	Upgrading of Municipal Services	Economical Impact Local Authority	Economical Impact I&AP's	Economical Impact Private Sector		Cultural and Historical	Impact on high agricultural potential land	In line with IDP	In line with SDF or other frameworks	And open space plans	In line with policies and guidelines	In line with Water Act and other legislation	
CONSTRUCTION PHASE																								
Preliminary Issues and Impacts																								
Alternative 1 "Residential Only"	⊗ h	⊗ m	⊖	⊗	⊗ h	⊗ h	⊗ m	⊗	⊗ m	⊗	⊗ m	⊖	⊗ m	⊗	⊗ h	⊖	⊗ h	⊖	⊖	⊖	⊖	⊖	⊖	⊗ h x 3 ⊗ l x 2 ⊖ x 3 ⊗ l x 2 ⊗ m x 5 ⊗ h x 4
Alternative 2 "No -Go"	⊖	⊗ m	⊖	⊖	⊗ m	⊗ m	⊗	⊗	⊗ h	⊗	⊗ h	⊗	⊗ m	⊗	⊗	⊖	⊗	⊗ h	⊖	⊖	⊖	⊖	⊖	⊗ h x 0 ⊖ l x 1 ⊖ x 6 ⊗ l x 1

Amended Final Scoping Report: Lanseria x 51 on Portion 22 of the Farm Bullfontein 533 JQ and Portion 164 of the Farm Nooitgedacht 534 JQ.
Gaut: 002/11-12/E0124

OPERATIONAL PHASE																									
Preliminary Issues and Impacts																									
	Geology/ soils	Hydrology	Topography	Climate	Fauna	Flora	Qualitative Env	Land-use	Municipal Serv	Upgrading of Munserv	Econ Impact LA	Econ Impact I & AP's	Econ Impact Priv Sector	Cult & Hist	Agric Potential	IDP	SDF, Open Space Plan	Policies/ Guidelines	Acts other legislation						
Alternative 3 "Mixed Use"	h m	h m	h m	h m	h m	h m	h m	h m	h m	h m	h m	h m	h m	h m	h m	h m	h m	h m	h m	h m	h m	h m	h m	h m	h m
Alternative 1 "Residential Only"	h m	h m	h m	h m	h m	h m	h m	h m	h m	h m	h m	h m	h m	h m	h m	h m	h m	h m	h m	h m	h m	h m	h m	h m	h m
Alternative 2 "No-Go"	h m	h m	h m	h m	h m	h m	h m	h m	h m	h m	h m	h m	h m	h m	h m	h m	h m	h m	h m	h m	h m	h m	h m	h m	h m

		Ⓡ x 8		Ⓡ x 1		Ⓡ m x 4		Ⓡ h x 5	
Alternative 3 Mixed Use		Ⓡ	h						
		Ⓡ	m						
		Ⓡ	h						
		Ⓡ	h						
		Ⓡ	h						
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		Ⓡ	h						
		Ⓡ	h						

Table 15: Comparative Assessment of Alternatives 1, 2 and 3 after Mitigation

Environmental Aspects <u>Key to impacts:</u> ☺ Lower positive ☺ m- Medium positive ☺ h- Higher positive ☹ Lower negative ☹ m-Medium negative ☹ h- Higher negative ☺- Neutral	Physical				Biological		Socio-Economical										Institutional				Total of Impacts	
	Geology and Soils	Hydrology	Topography	Climate	Flora	Fauna	Qualitative Environment	Visual, Noise, Pollution, Security	Compatibility of Land-Use	Availability of municipal services	Upgrading of Municipal Services	Economical Impact Local Authority	Economical Impact I&AP's	Economical Impact Private Sector	Cultural and Historical	Impact on high agricultural potential land	In line with IDP	In line with SDF or other frameworks	And open space plans	In line with policies and guidelines		In line with Water Act and other legislation
CONSTRUCTION PHASE																						
Preliminary Issues and Impacts																						
Alternative 1 "Residential Only"	☹ h	☹ m	☺	☹ l	☹ m	☹ l	☹ l	☹ l	☺	☹ l	☹ l	☹ l	☹ l	☹ l	☹ l	☹ h	☺	☹ l	☹ l	☹ h	☺ h	☹ l x 3
Alternative 2 "No Go"	☺	☺	☺	☺	☺	☺	☺	☺	☹ m	☹ m	☹ h	☹ h	☹ h	☹ h	☹ h	☹ h	☹ h	☹ m	☹ m	☹ l	☹ h x 0	☹ m x 0

"No Go"										m	m	h	h	h	h	h	h							i			☹️ m x 0 ☹️ l x 0 😊 x 9 ☹️ l x 1 ☹️ m x 4 ☹️ h x 5
Alternative 3 "Mixed Use"	☹️ 	☹️ 	☹️	☹️	☹️	☹️	☹️	☹️	☹️	☹️	☹️	☹️	☹️	☹️	☹️	☹️	☹️	☹️	☹️	☹️	☹️	☹️	☹️	☹️	☹️	☹️	☹️ h x 8 ☹️ m x 1 😊 l x 1 😊 x 3 ☹️ l x 3 ☹️ m x 2 ☹️ h x 1
Preferred Alternative	Based on the comparative impact assessment Alternative 3 is regarded as the preferred alternative.																										

14.3 Summary

From Table 15 above it can be concluded that Alternative 3 (the development proposal) is the preferred alternative.

The biological impacts for both alternatives are more or less equal for the two alternatives, and after mitigation are not regarded as significant.

From a social point of view both alternatives are regarded as desired due to the great demand for affordable housing as well as industrial and business sites in the area. Both alternatives would contribute to the upgrading of services and infrastructure in the area as well as the generation of employment opportunities. Alternative 3 would, however, supply significantly more employment opportunities during the operational phase of the development.

Alternative 3 (the development proposal) is also the preferred alternative from an institutional point of view. The study area is earmarked for future nodal uses in terms of the RSDF and Lanseria Development Framework 2020.

From an environmental point of view (biological, physical, socio-economical and institutional environments) Alternative 3 (the development proposal) is regarded as the preferred alternative.

15. METHODOLOGY OF ASSESSING IMPACTS THAT HAVE BEEN IDENTIFIED

15.1 Specialized Processes and Specialist Studies

Please refer to the Plan of Study for EIA (**Annexure D**) for specialized processes and specialist studies needed to further investigate the environmental issues

15.2 Significance Description and Methodology

The significance of Environmental Impacts will be assessed in the EIA process in accordance with the following method:

Significance is the product of probability and severity. Probability describes the likelihood of the impact actually occurring, and is rated as follows:

Table 16: Significance Methodology

SIGNIFICANCE	DESCRIPTION	RATING
Improbable	Low possibility of impact to occur either because of design or historic experience.	2
Probable	Distinct possibility that impact will occur.	3
Highly Probable	Most likely that impact will occur.	4
Definite	Impact will occur in the case of adverse impacts, regardless of any prevention measures.	5

The **severity factor** is calculated from the factors given to "intensity" and "duration". Intensity and duration factors are awarded to each impact, as described below.

The **Intensity factor** is awarded to each impact according to the following method:

Table 17: Intensity Methodology

INTENSITY	DESCRIPTION	FACTOR
Low intensity	Natural and man made functions not affected	1
Medium intensity	Environment affected but natural and man made functions and processes continue	2
High intensity	Environment affected to the extent that natural or man made functions are altered to the extent that it will temporarily or permanently cease or become dysfunctional	4

Duration is assessed and a factor awarded in accordance with the following:

Table 18: Duration Methodology

DURATION	DESCRIPTION	FACTOR
Short term	<1 to 5 years	2
Medium term	5 to 15 years	3
Long term	Impact will only cease after the operational life of the activity, either because of natural process or by human intervention	4
Permanent	Mitigation, either by natural process or by human intervention, will not occur in such a way or in such a time span that the impact can be considered transient	4

The **severity rating** is obtained from calculating a severity factor, and comparing the severity factor to the rating in the table below. For example:

$$\begin{aligned}
 \text{The Severity factor} &= \text{Intensity factor} \times \text{Duration factor} \\
 &= 2 \times 3 \\
 &= 6
 \end{aligned}$$

A **Severity factor** of six (6) equals a Severity Rating of Medium severity (Rating 3) as per table below:

Table 19: Severity Rating

RATING	FACTOR
Low Severity (Rating 2)	Calculated values 2 to 4
Medium Severity (Rating 3)	Calculated values 5 to 8
High Severity (Rating 4)	Calculated values 9 to 12
Very High severity (Rating 5)	Calculated values 13 to 16
Severity factors below 3 indicate no impact	

A Significance Rating is calculated by multiplying the Severity Rating with the Probability Rating.

$$\text{Significance Rating} = \text{Severity Rating} \times \text{Probability Rating}$$

The **significance rating** should influence the development project as described below:

- Low significance (calculated Significance Rating 4 to 6)
 - Positive impact and negative impacts of low significance should have no influence on the proposed development project.
- Medium significance (calculated Significance Rating >6 to 15)
 - Positive impact: Should weigh towards a decision to continue
 - Negative impact: Should be mitigated to a level where the impact would be of medium significance before project can be approved.
- High significance (calculated Significance Rating 16 and more)
 - Positive impact: Should weigh towards a decision to continue, should be enhanced in final design.
 - Negative impact: Should weigh towards a decision to terminate proposal, or mitigation should be performed to reduce significance to at least medium significance rating.

16. PLAN OF STUDY FOR ENVIRONMENTAL IMPACT ASSESSMENT

Refer to Annexure D for the plan of study for Environmental Impact Assessment which sets out the proposed approach to the environment impact assessment that includes:

- o A description of the tasks that will be undertaken as part of the environmental impact assessment process, including any specialized processes, and the manner in which such tasks will be undertaken;
- o An indication of the stages at which the competent authority will be consulted ;

- o A description of the proposed method of assessing the environmental issues and alternatives, including the option of not proceeding with the activity;
- o Particulars of the public participation process.

17. CONCLUSION

The purpose of the scoping process was to undertake a status quo analysis of the study area, to investigate the alternatives considered for the project, to identify the most significant environmental issues associated with the proposed project, to determine the impact of the proposed development on the social environment and to identify (already at an early stage) possible "fatal flaws" that could prevent the project from happening.

The results of the preliminary investigation of possible issues that might affect the proposed development and alternatives were used in producing a preliminary conceptual layout for the proposed township establishment. This concept layout will be assessed (mainly through the overlay method) during the EIA process.

It is also important to note that the scoping process identified other crucial issues that must be addressed in more detail during the EIA process and it is requested that the authorities that evaluate the scoping report (GDARD and the relevant local authority) examine the issues listed under each item, and where possible add /remove issues from the issues lists in **Section 14.1** of this report. Possible mitigation of impacts were identified in this scoping report and Bokamoso Environmental are of the opinion that it will be possible to mitigate all the detrimental issues completely or to more acceptable levels.

However, the issues listed will be assessed in more detail during the EIA phase and detailed mitigation measures to reduce or prevent the issues/impacts will be supplied and incorporated as part of an Environmental Management Plan (EMP) for the preconstruction, construction and/or operational phases of the project.

It can be concluded from the scoping process that alternative 3 (the development proposal) is regarded as the preferred alternative, due to having higher significant positive impacts than alternative 1 and 2. Other alternatives including locality, other land uses and layout alternatives as well as the no-go option were investigated and it was concluded that they would not be feasible or less feasible than the proposed two alternatives.

18. RECOMMENDATIONS

Based on the information supplied in this document and the conclusions that were made, it is suggested that the Scoping Report be accepted, that the Plan of Study for EIA be approved and that the applicant be allowed to commence with the EIA for the project.

The completed EIA must, amongst others, include the following information/comply with the following documents:

- o The approved Plan of Study for EIA;
- o The specialist reports listed by Bokamoso in this Scoping Report;
- o The specialist inputs as listed in the Plan of Study for EIA;
- o Additional specialist inputs and other relevant information listed by the relevant authorities

Enlargements of Figures



Annexure A

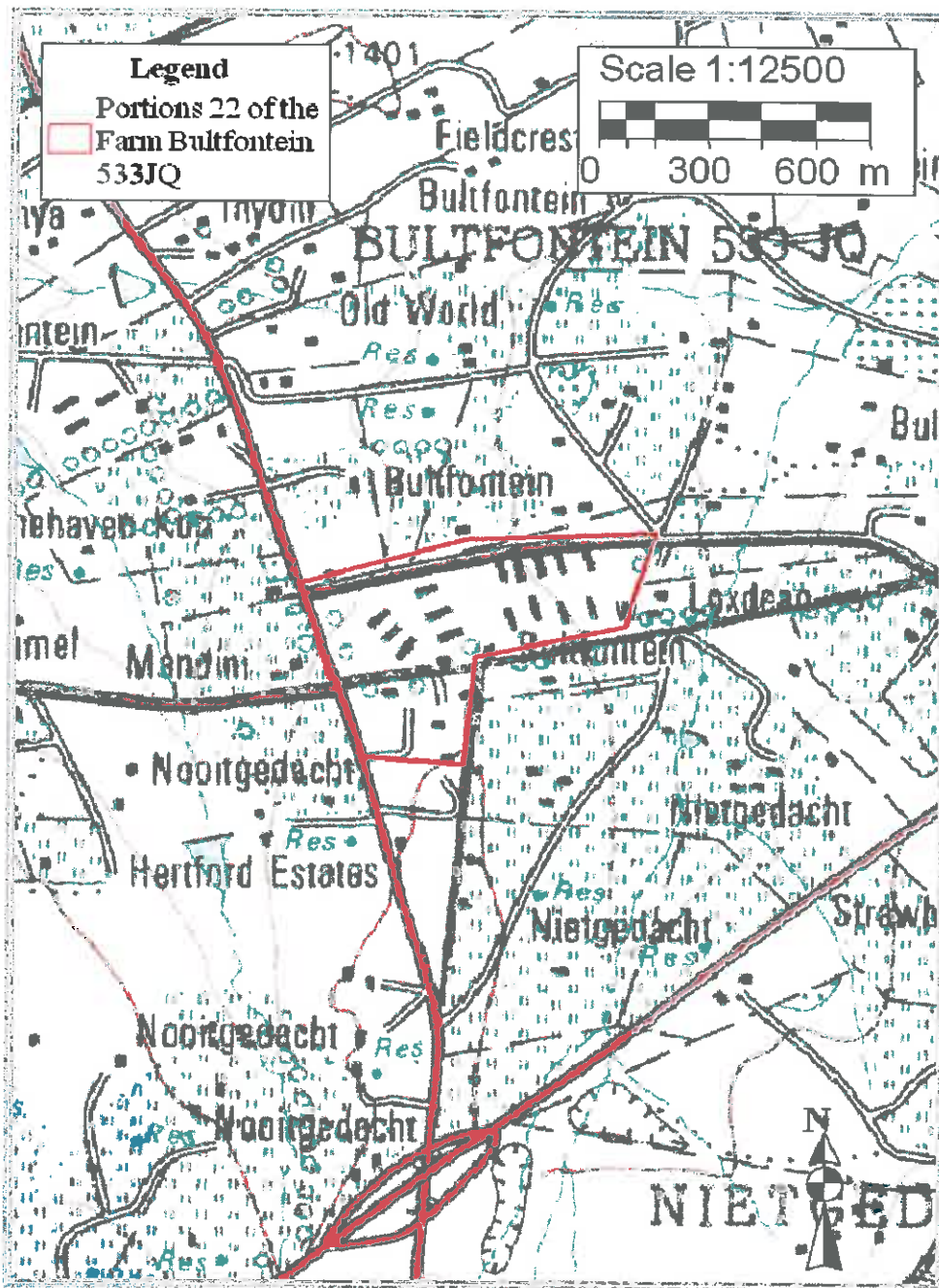


FIGURE 1: LOCALITY MAP

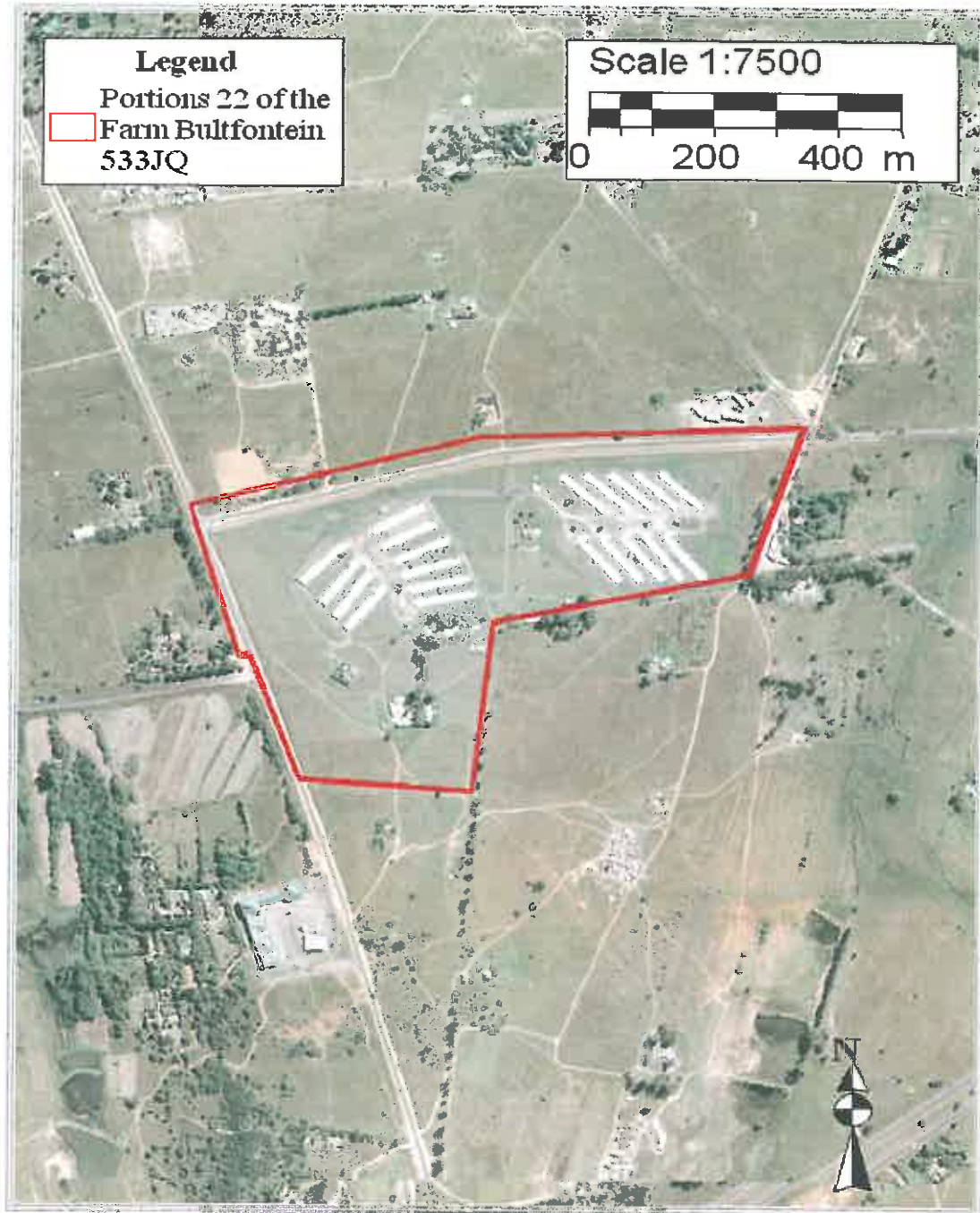


FIGURE 2: AERIAL MAP

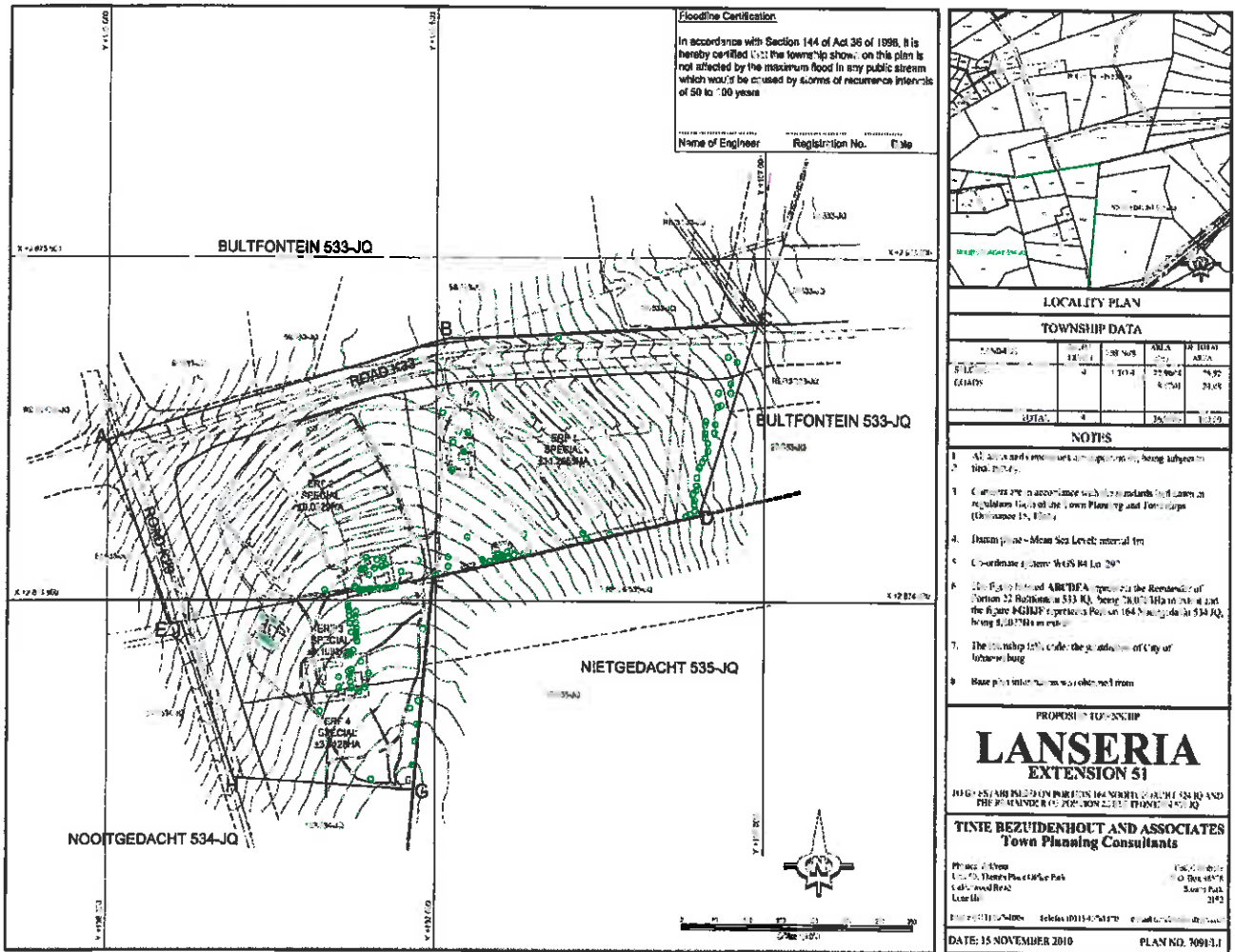


FIGURE 3: PRELIMINARY LAYOUT AND LAND USE MAP



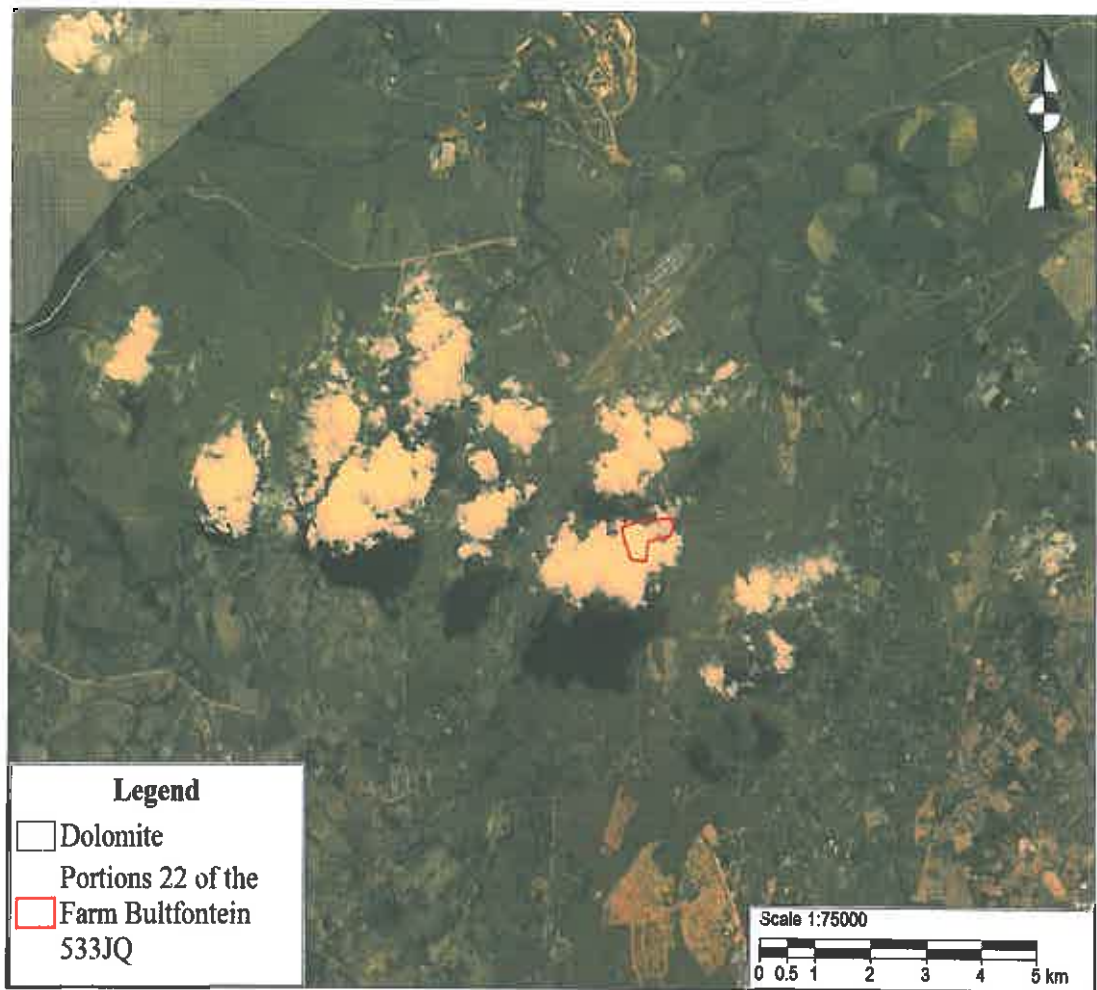


FIGURE 4: DOLOMITE MAP

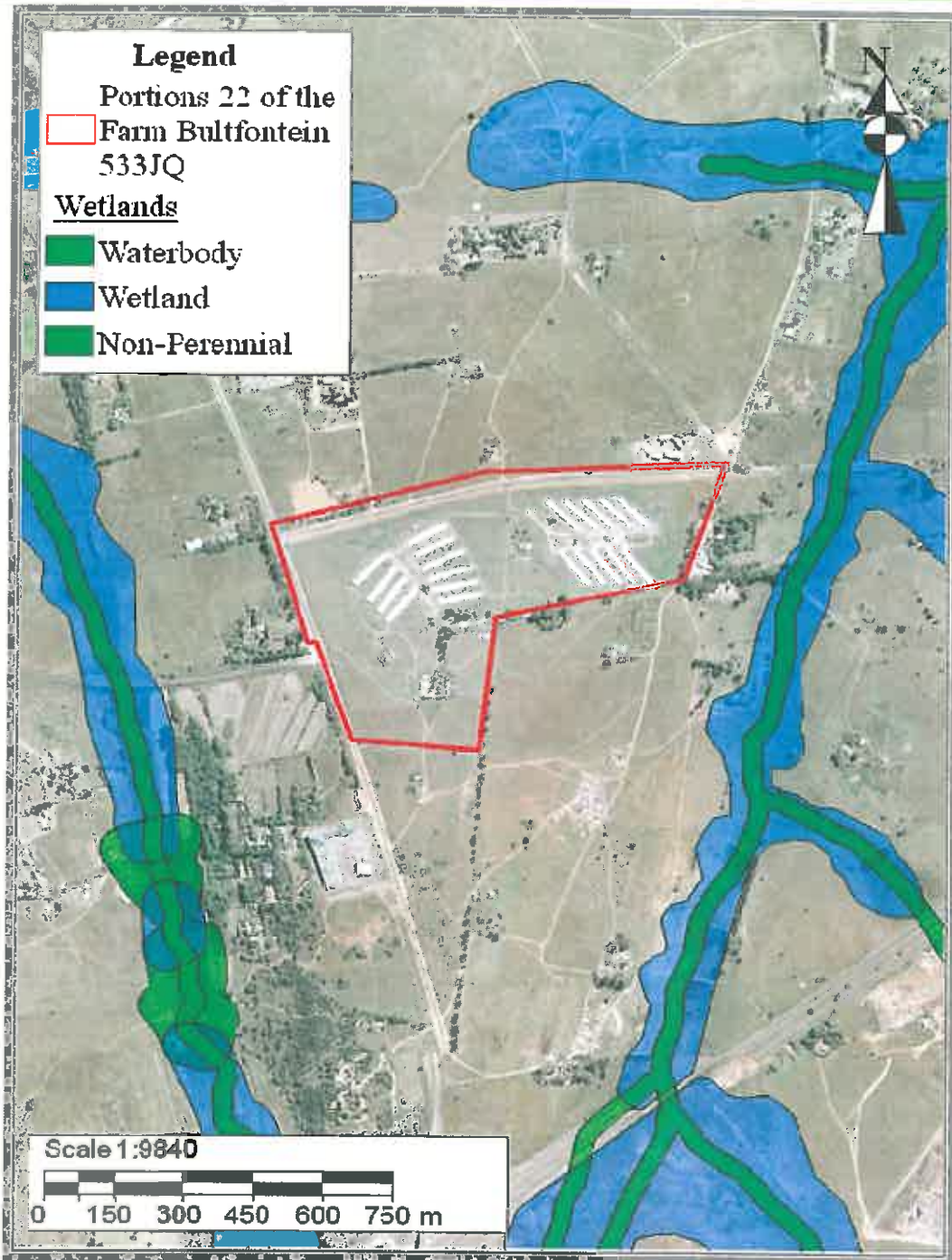


FIGURE 5: SURFACE HYDROLOGY MAP

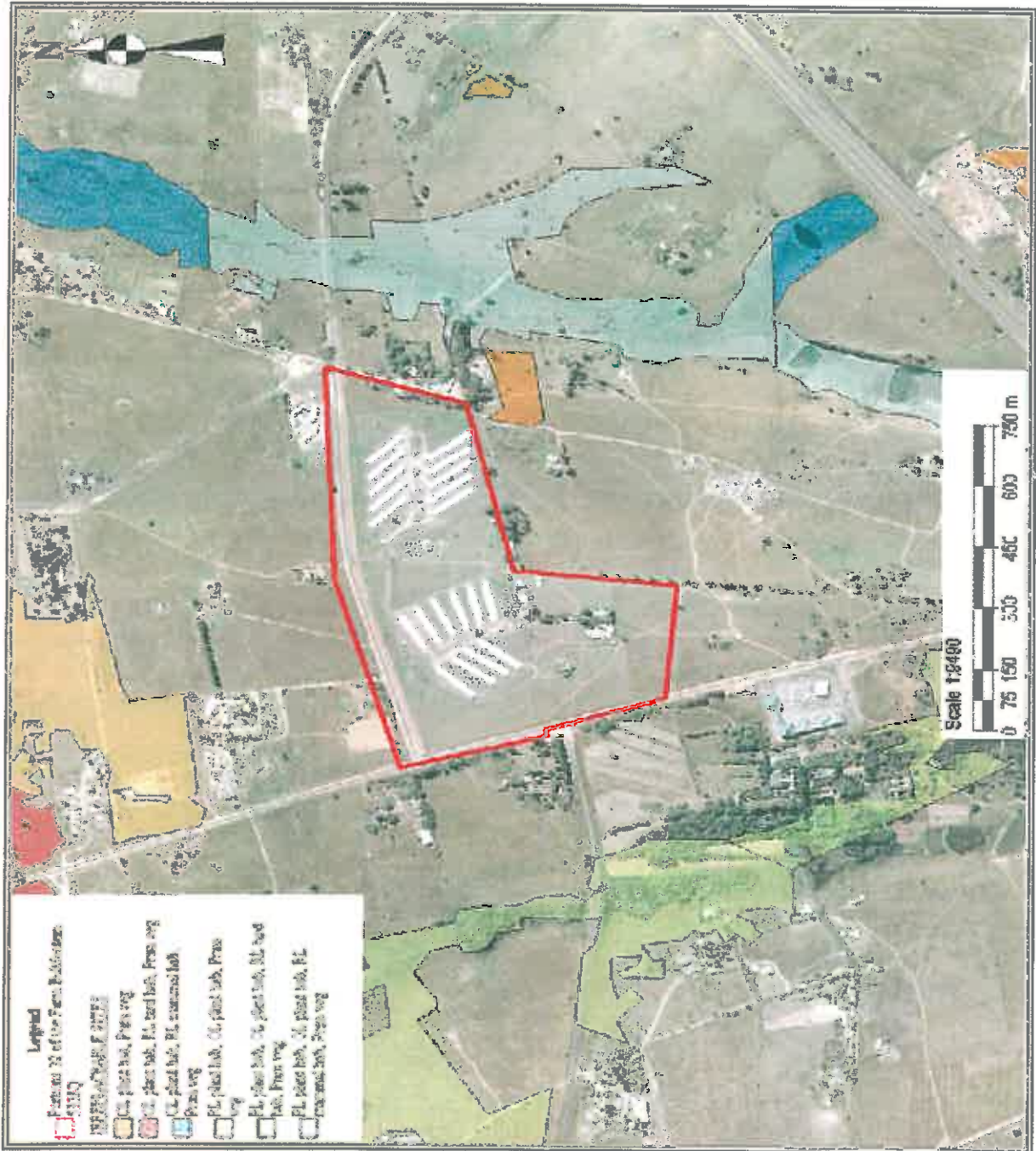


FIGURE 6: IRREPLACEABLE SITES

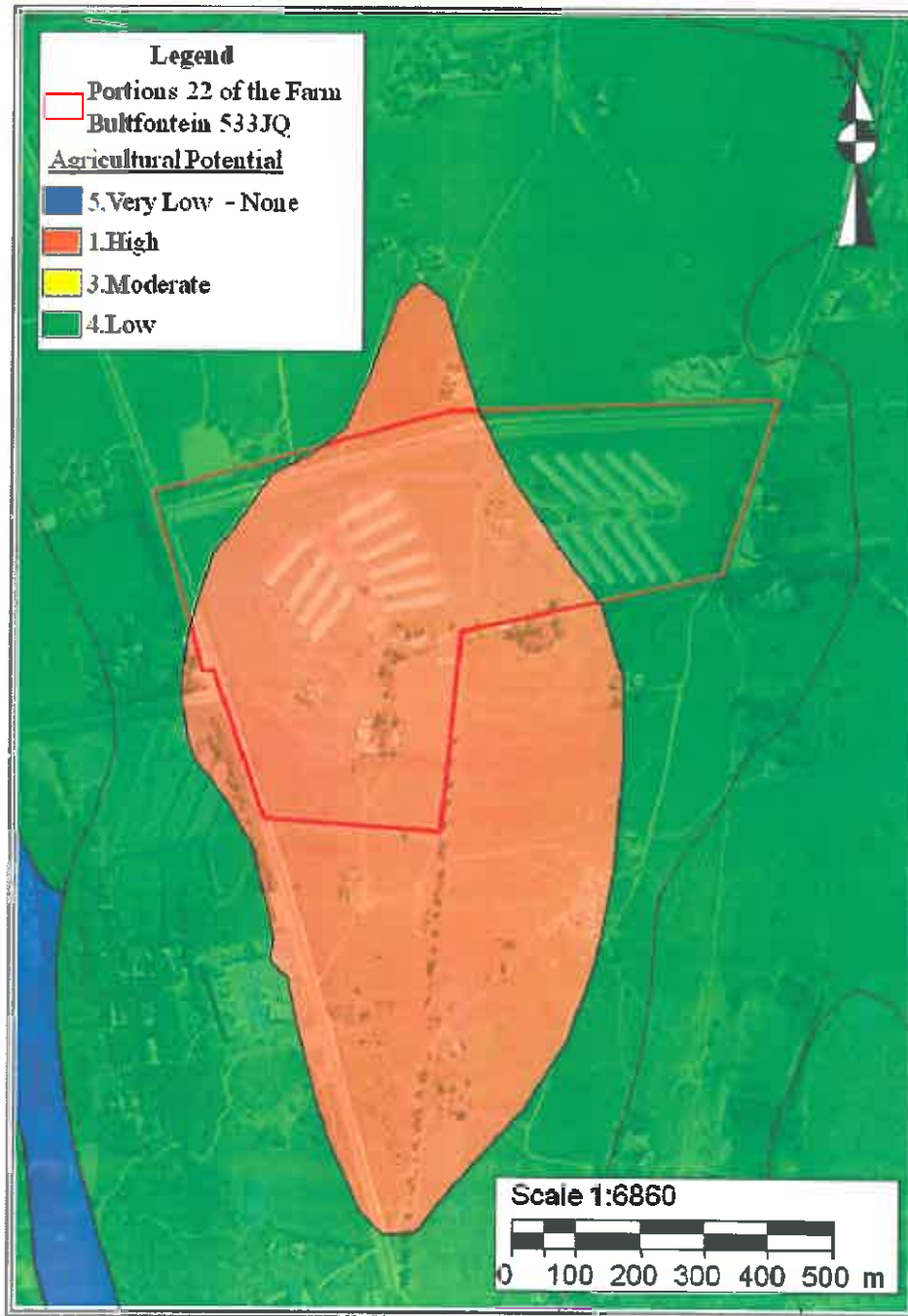


FIGURE 7: AGRICULTURAL POTENTIAL MAP

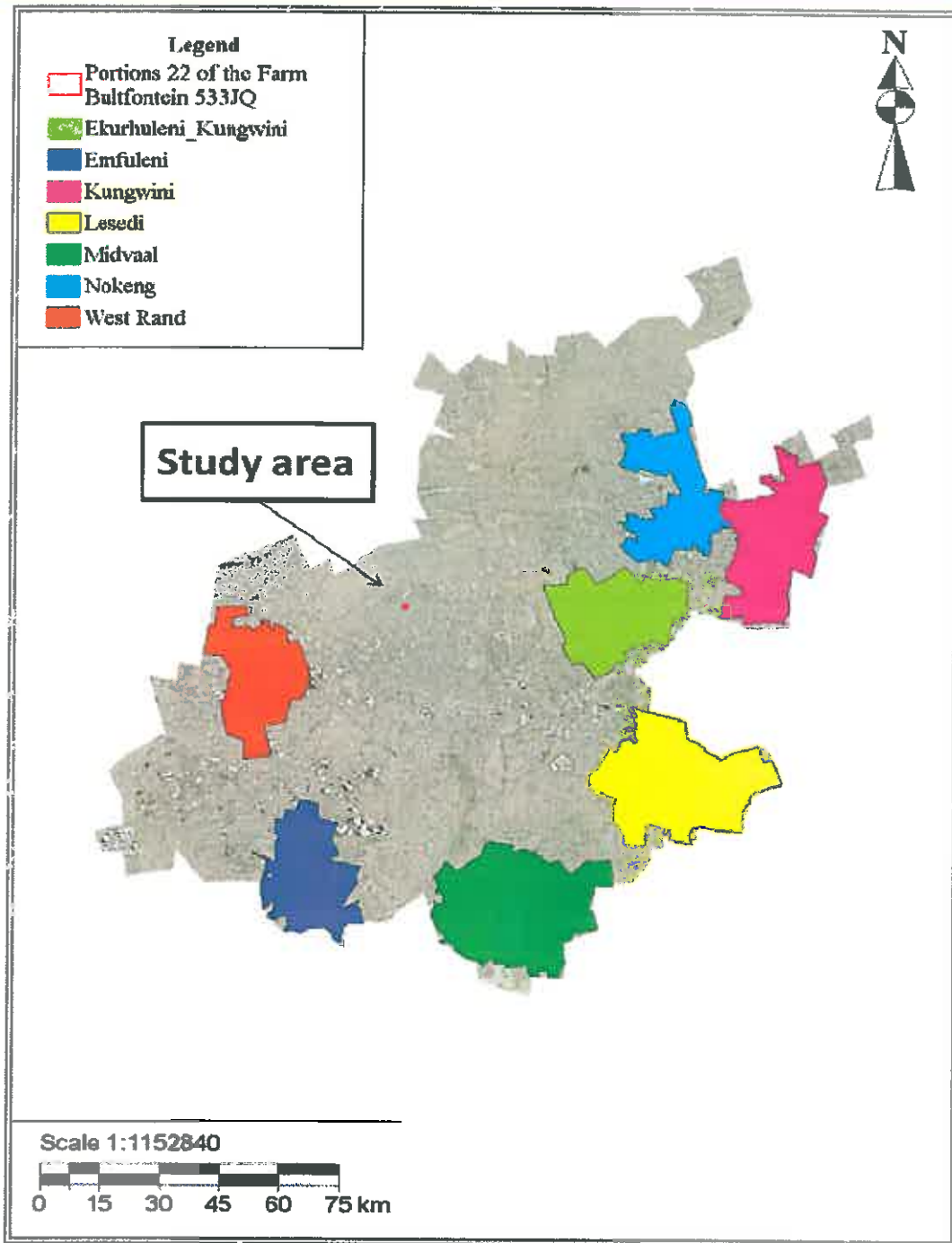


FIGURE 8: AGRICULTURAL HUB MAP



FIGURE 9: SURROUNDING LAND USE MAP

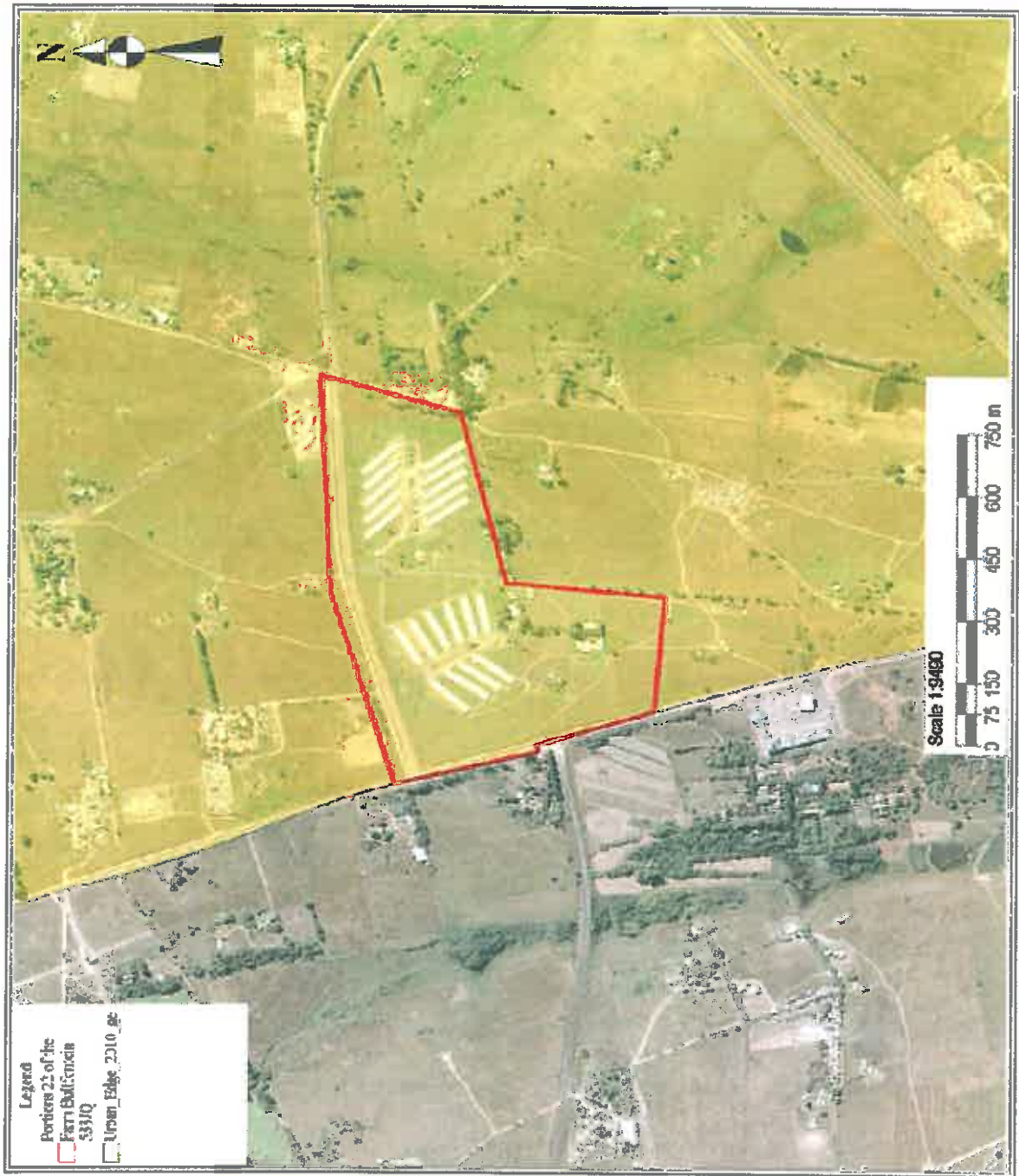


FIGURE 10: GAUTENG PROVINCIAL EDGE DELINEATION, 2009.

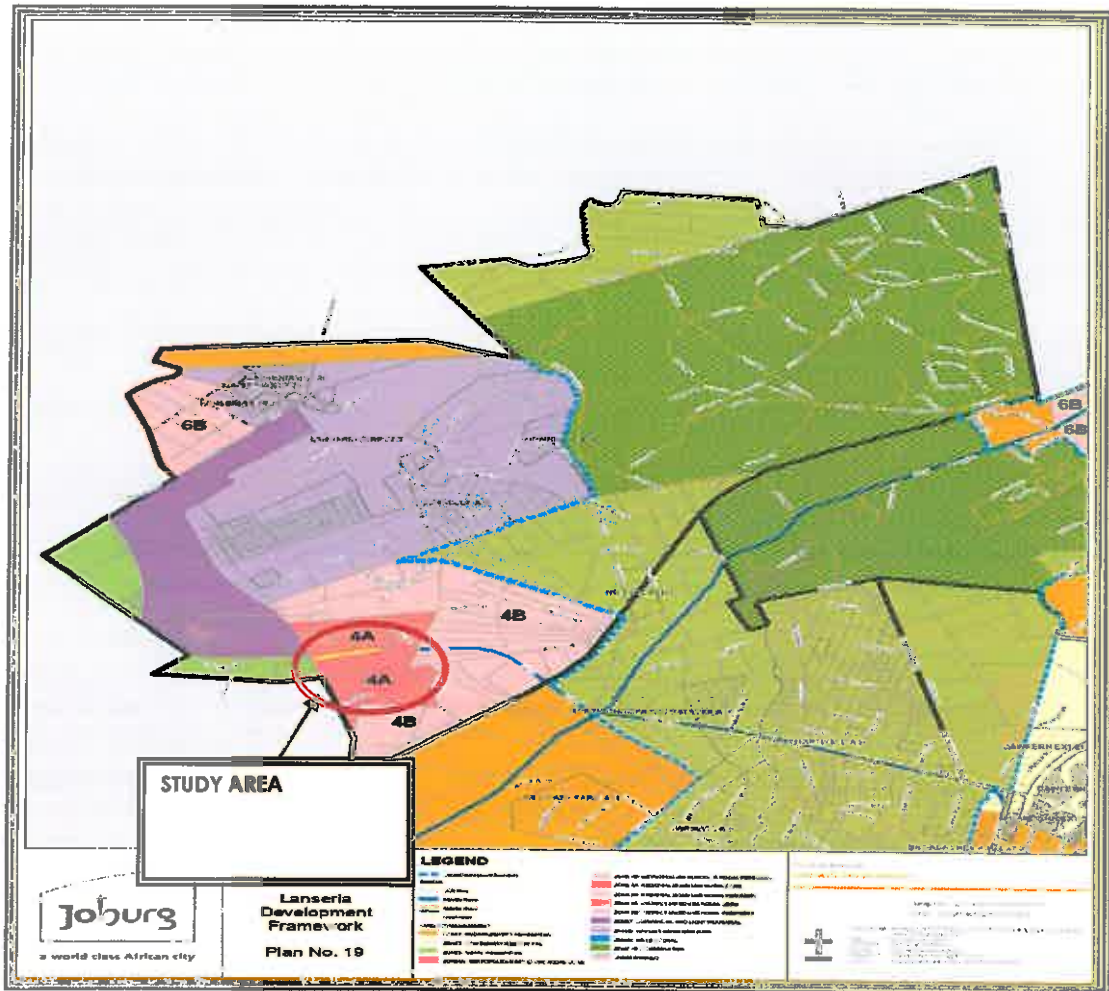


FIGURE 11: LANSERIA DEVELOPMENT FRAMEWORK MAP





FIGURE 12: PRELIMINARY VISUAL ASSESSMENT

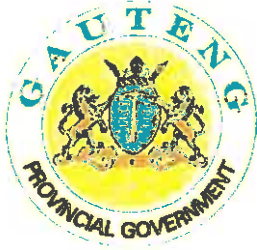


FIGURE 13: PRELIMINARY ENVIRONMENTAL SENSITIVITY ISSUES MAP

**Application Form & Acknowledgement Letter
from GDARD**



APPLICATION FORM [REGULATION 12 (1)&(2)(A)(B)(I)(II)]



Gauteng Department of Agriculture and Rural Development

Application for authorisation in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998), as amended and the Environmental Impact Assessment Regulations, 2010 (Version1)

Kindly note that:

1. This application form is to be completed for both the Basic Assessment process and the Scoping & EIA process.
2. This application form is current as of 2 August 2010. It is the responsibility of the EAP to ascertain whether subsequent versions of the form have been published or produced by the competent authority.
3. The application must be typed within the spaces provided in the form. The sizes of the spaces provided are not necessarily indicative of the amount of information to be provided. It is in the form of a table that can extend itself as each space is filled with typing.
4. Selected boxes must be indicated by a cross and, when the form is completed electronically, must also be highlighted.
5. Incomplete applications may be returned to the applicant for revision.
6. The use of "not applicable" in the report must be done with circumspection because if it is used in respect of material information that is required by the competent authority for assessing the application, it may result in the rejection of the application as provided for in the regulations.
7. Three copies of this form and the attachments must be handed in at the offices of the relevant competent authority as detailed below.
8. No faxed or e-mailed applications shall be accepted. Only hand delivered or posted applications will be accepted.
9. Unless protected by law, and clearly indicated as such, all information filled in on this application will become public information on receipt by the competent authority. The applicant/Environmental Assessment Practitioner (EAP) must provide any Interested and Affected Party (I&AP's) with the information contained in this application on request, during any stage of the application process.
10. Attachments, where applicable, to this document are to be ordered in the following prescribed manner

Annexure - A	Locality map
Annexure - B	a) Proof of notification to the Land owner b) Proof of receipt of such notice by the owner
Annexure - C	List of all organs of state and State Departments of where the draft report will be submitted, their full contact details and contact person

Annexure -D	Property description list
Annexure -E	Current land use zonings list
Addendum-A	Declaration of Independence by EAP to be submitted with the report if the application form was submitted by applicant -

DEPARTMENTAL DETAILS

Gauteng Department of Agriculture and Rural Development
Attention: Administrative Unit of the Sustainable Utilisation of the Environment (SUE) Branch
P.O. Box 8769
Johannesburg
2000

Administrative Unit of the Sustainable Utilisation of the Environment (SUE) Branch
18th floor Glen Cairn Building
73 Market Street, Johannesburg

Administrative Unit telephone number: (011) 355 1345
Department central telephone number: (011) 355 1900

APPLICATION FORM [REGULATION 12 (1)&(2)(A)(B)(I)(II)]

(For official use only)

File Reference Number: _____

Application Number: _____

Date Received: _____

1. NATURE OF THE ACTIVITY

The proposed establishment of a mixed land use development to be known as Portion 22 of the Farm Bultfontein 533JQ and Portion 164 of the Farm Nietgedacht 534 JQ and associated infrastructure. The proposed development is situated to the east of the R512, north of the N14.

Select the appropriate box with regards to the application form submission

An application for conducting a basic assessment (as defined in the regulations)?

X

A resubmission of an application for conducting a basic assessment (as defined in the regulations)?

An application for conducting a Scoping & EIA process (as defined in the regulations)

A resubmission of an application for conducting a SR & EIA process (as defined in the regulations)

If this is a class application, has a copy of approval letter to undertake such an application been attached as such application may/shall not be undertaken without an approval from this Department

--

Has this project or a substantial similar project which has been previously submitted by the applicant been denied authorisation by the relevant authority in the last three (3) years

YES	NO X
YES	NO

If yes will the application contain new or additional material not submitted previously

To be noted that Regulation 68 of EIA Regulations, 2010 states that no applicant may resubmit an application which is substantially similar to an application previously denied authorisation by the relevant authority unless 3 years has lapsed since the refusal or new material is to be presented

2. PROJECT DETAILS

Project title:

Mixed Land-Use Development on Portion 22 of the Farm Bultfontein 533JQ and Portion 164 of the Farm Nietgedacht 534 JQ

To be noted that the project will be registered under this title and this title must be duplicated through the application life of the project

Local authority(ies) in

whose jurisdiction the proposed application will fall

City of Johannesburg Metro Municipality

3. ACTIVITY POSITION

Indicate the position of the activity using the latitude and longitude of the centre point of the site for each alternative site. The co-ordinates should be in decimal degrees. The degrees should have at least six decimals to ensure adequate accuracy. The projection that must be used in all cases is the WGS84 spheroid in a national or local projection.

Alternative:

Latitude (S):	Longitude (E):
25.969356°S	27.926088°E

In the case of linear activities:

Alternative:

- Starting point of the activity
- Middle point of the activity
- End point of the activity

Latitude (S):	Longitude (E):

2

APPLICATION FORM [REGULATION 12 (1)&(2)(A)(B)(I)(II)]

For route alternatives that are longer than 500m, please provide co-ordinates taken every 250 meters along the route and attached in the appropriate Appendix

Addendum of route alternatives attached

No

Property description:

Portion 22 of the Farm Bultfontein 533JQ and Portion 164 of the Farm Nietgedacht 534 JQ

(Farm name, portion etc.) Where a large number of properties (including alternatives) are involved (e.g. linear activities), please attach a list of the property descriptions to this application.

4. ACTIVITIES APPLIED FOR

Describe the activity and associated infrastructure, which is being applied for, in detail

The proposed activity will entail the construction of a mixed land-use development consisting of the following land-uses: Residential dwelling units, Hotels, Educational, Medical and Social Facilities, Retail, Offices, Entertainment, Motor Trade, Municipal and Government Institutions and Commercial Industrial land-uses. The activity will also include the construction of infrastructure associated and required for the above mentioned land-uses.

Which Listing Notice is the activity(ies) listed under?

Listing Notice 1

X

Listing Notice 2

X

Listing Notice 3

X

If "or also" listed under Listing Notice 3, describe the Geographical Area triggering the activity and its regional, provincial, national & international significance

The proposed development site is situated in close proximity to a river as identified in terms of the Gauteng Conservation Plan. The activity is also situated in close proximity to irreplaceable sites.

An application may be made for more than one listed or specified activity that, together, make up one development proposal. All the listed activities that make up this application must be listed.

Please Note: The Activities applied for represent a preliminary list of potential activities that could be triggered. The list of activities applied for will however be finalized and motivated during the EIA phase. Additional activities identified during the course of the application process will be re-advertised during the EIA phase.

Indicate the number and date of the relevant Government Notice:	Activity No (s) (in terms of the relevant notice): e.g. Listing notices 1, 2 or 3	Describe each listed activity as per the wording in the relevant listing notice:
Listing No. 1 R. 544, 18 June 2010	Activity 9	The construction of facilities or infrastructures exceeding 1000 metres in length for the bulk transportation of water, sewage or storm water- (i) with an internal diameter of 0,36 metres or more; or (ii) with a peak throughput of 120 litres per second or more, excluding where: (a) such facilities or infrastructures are for bulk transportation of water, sewage or storm water or storm water drainage inside a road reserve; or (b) where such construction will occur within urban areas but further than 32 metres from a watercourse, measured from the edge of the watercourse.
Listing No. 1 R. 544, 18 June 2010	Activity 11	The construction of: (i) canals; (ii) channels; (iii) bridges; (iv) dams; (v) weirs; (vi) bulk storm water outlet structures; (vii) marinas; (viii) jetties exceeding 50 square metres in size; (ix) slipways exceeding 50 square metres in size; (x) buildings exceeding 50 square metres in size; (xi) infrastructures or structures covering 50 square metres or more where such construction occurs within a watercourse or within 32 metres of a watercourse, measured from the edge of a watercourse, excluding where such construction will occur behind the development setback line.
Listing No. 1 R. 544, 18 June 2010	Activity 18	The infilling or depositing of any material of more than 5 cubic metres into, or the dredging, excavation, removal or moving of soil, sand, shells, shell grit, pebbles or rock from

APPLICATION FORM [REGULATION 12 (1)&(2)(A)(B)(I)(II)]

		<ul style="list-style-type: none"> (i) a watercourse; (ii) the sea; (iii) the seashore; (iv) the littoral active zone, an estuary or a distance of 100metres inland of the high-water mark of the sea or an estuary, whichever distance is the greater- <p>but excluding where such infilling, depositing, dredging, excavation, removal or moving</p> <p>(i) is for maintenance purpose undertaken in accordance with a management plan agreed to by the relevant environmental authority; or occurs behind the development setback line.</p>
Listing No. 1 R. 544, 18 June 2010	Activity 28	The expansion of existing facilities for any process or activity where such expansion will result in the need for a new, or amendment of, any existing permit or license in terms of national or provincial legislation governing the release of emission pollution, excluding where the facility, process or activity is included in the list of waste management activities published in terms of section 19 of the National Environmental Management: Waste Act, 2008 (Act No. 59 of 2008) in which case that Act will apply.
Listing No. 2 R. 545, 18 June 2010	Activity 15	Physical alteration of undeveloped land, vacant or derelict land for residential, retail, commercial, recreational, industrial or institutional use where the total area to be transformed is 20 hectares or more;
		<p>Except where such physical alterations takes place for:</p> <ul style="list-style-type: none"> (i) linear development activities; or (ii) agricultural or afforestation where activity 16 in this Schedule will apply.
Listing No. 2 R. 545, 18 June 2010	Activity 18	The route determination of roads and designs of associated physical infrastructure, including roads that have not yet been built for which routes have been determined before 03 July 2006 and which have not been authority in terms of the Environmental Impact Assessment Regulations, 2006 or 2009, made under section 24(5) of the Act and published in Government Notice No. R385 of 2006, -
		<ul style="list-style-type: none"> (i) it is a national road as defined in section 40 of the South African Roads Agency Limited and National Roads Act, 1998 (Act No. 7 of 1998); (ii) it is a road administrated by a provincial authority; (iii) the road reserve is wider than 30 metres; or (iv) the road will cater for more than one lane of traffic in both directions.
Listing No. 3 R. 546, 18 June 2010	Activity 4	The construction of a road wider than 4 metres with a reserve less than 13,5 metres.
		<p>(b) In Gauteng:</p> <ul style="list-style-type: none"> i. A protected area identified in terms of NEMPAA, excluding conservancies; ii. National Protected Area Expansion Strategy Focus areas; iii. Sensitive areas as identified in an environmental management framework as contemplated in chapter 5 of the Act as adopted by the competent authority; iv. Sites or areas identified in terms of the Ramsar Convention; v. Sites identified as irreplaceable or important in the Gauteng Conservation plan; vi. Areas larger than 2 hectares zoned for use as public open space; vii. Areas zoned for conservation purpose; viii. Any declared protected area including Municipal or Provincial Nature Reserves as contemplated by the Environmental Conservation Act, 1989 (Act No. 73 of 1989) and the Nature Conservation Ordinance (Ordinance 12 of 1983); ix. Any site identified as land with high agricultural potential located within the Agricultural Hubs or Important Agricultural Sites identified in terms of the Gauteng Agricultural Potential Atlas, 2006.
Listing No. 3 R. 546, 18 June 2010	Activity 6	The construction of resorts, lodges or other tourism accommodation facilities that sleeps 15 people or more.
		<p>(b) In Gauteng:</p> <ul style="list-style-type: none"> i. A protected area identified in terms of NEMPAA, excluding conservancies; ii. National Protected Area Expansion Strategy Focus areas; iii. Sensitive areas as identified in an environmental management framework as contemplated in chapter 5 of the Act and as adopted by the

APPLICATION FORM [REGULATION 12 (1)&(2)(A)(B)(I)(II)]

			<p>competent authority;</p> <p>iv. Sites or areas identified in terms of an International Convention</p> <p>v. Sites identified as irreplaceable or important in the Gauteng Conservation plan;</p> <p>vi. Within 100 metres of from the edge of a watercourse;</p> <p>vii. Any site identified as land with high agricultural potential located within the Agricultural Hubs or Important Sites identified in terms of the Gauteng Agricultural Potential Atlas, 2006.</p>
Listing No. 3 R. 546, 18 June 2010	Activity 13	<p>The clearance of an area of 1 hectare or more of vegetation where 75% or more of the vegetation cover constitutes indigenous vegetation, except where such removal of vegetation is required for:</p> <p>(1) The undertaking of a process or activity included in the list of waste management activities published in terms of section 19 of the National Management Act, 2008 (Act No. 59 of 2008) in which case the activity is regarded to be excluded from this list.</p> <p>(2) The undertaking of a linear activity falling below the thresholds mentioned in Listing Notice 1 in terms of GN No. 544 of 2010</p>	<p>(d) In Gauteng:</p> <p>i. A protected area identified in terms of NEMPAA, excluding conservancies;</p> <p>ii. National Protected Area Expansion Strategy Focus areas;</p> <p>iii. Any declared protected area including Municipal or Provincial Nature reserves as contemplated by the Environmental Conservation Act, 1989 (Act No. 73 of 1989), the Nature Conservation Ordinance (Ordinance 12 of 1983);</p> <p>iv. Sensitive areas as identified in an environmental management framework as contemplated in chapter 5 of the Act and as adopted by the competent authority;</p> <p>v. Sites or areas identified in terms of an International Convention</p> <p>vi. Sites identified as irreplaceable or important in the Gauteng Conservation plan;</p>
Listing No. 3 R. 546, 18 June 2010	Activity 19	<p>The widening of a road by more than 4 metres, or the lengthening of a road by more than 1 kilometre.</p>	<p>(b) In Gauteng:</p> <p>i. A protected area identified in terms of NEMPAA, excluding conservancies;</p> <p>ii. National Protected Area Expansion Strategy Focus areas;</p> <p>iii. Sensitive areas as identified in an environmental management framework as contemplated in chapter 5 of the Act and as adopted by the competent authority;</p> <p>iv. Sites or areas identified in terms of an International Convention;</p> <p>v. Any site identified as land with high agricultural potential located within the Agricultural Hubs or Important Agricultural Sites identified in terms of the Gauteng Agricultural Potential Atlas, 2006.</p> <p>vi. All sites identified as irreplaceable or important in the Gauteng Conservation plan;</p> <p>vii. Any declared protected area including Municipal or Provincial Nature reserves as contemplated by the Environmental Conservation Act, 1989 (Act No. 73 of 1989), the Nature Conservation Ordinance (Ordinance 12 of 1983) and the NEMPAA.</p>

Please note that any authorisation that may result from this application will only cover activities specifically applied for.

APPLICATION FORM [REGULATION 12 (1)&(2)(A)(B)(I)(II)]

5. OTHER AUTHORISATIONS REQUIRED

5.1 DO YOU NEED ANY AUTHORISATIONS IN TERMS OF ANY OF THE FOLLOWING LAWS?

- 4.1.1 National Environmental Management: Waste Act
- 4.1.2 National Environmental Management: Air Quality Act
- 4.1.3 National Environmental Management: Protected Areas Act
- 4.1.4 National Environmental Management: Biodiversity Act
- 4.1.5 Mineral Petroleum Development Resources Act
- 4.1.6 National Water Act
- 4.1.7 National Heritage Resources Act
- 4.1.8 Other (please specify)
- 4.2 Have such applications been lodged already?

/No	X
/No	X
Yes	X
Yes	X
/No	X
Yes	X
Yes	X
/No	X
/No	X

6. BACKGROUND INFORMATION

Project applicant:	Extension 24 Commercial Leasing Co (Pty) Ltd	
Trading name (if any):	As Above	
Contact person:	Chris Harris	
Physical address:	1 st Floor NW Block, 5 Wessels Rd, Rivonia, 2128	
Postal address:	PO Box 651099, Benmore	
Postal code:	2010	
Telephone:	011 803 9233	Cell: 083 376 1696
E-mail:	chris@syndev.co.za	Fax: 011 803 9550

Project Environmental Assessment Practitioner:	Bokamoso Landscape CC. TIA Bokamoso Landscape Architects and Environmental Consultants	
Contact person:	Mrs. Lizelle Gregory	
Postal address:	P.O. Box 11375, Maroelana	
Postal code:	0161	
Telephone:	012 346 3810	Cell: 083 255 8384
E-mail:	lizelleg@mweb.co.za	Fax: 086 570 5659

EAP qualifications & relevant experience

Registered Landscape Architect and Environmental Consultant (degree obtained at the University of Pretoria) with 17 years experience in the following fields:

- Environmental Planning and Management;
- Landscape Architecture; and
- Landscape Contracting

L. Gregory also lectured at the Tshwane University Technology and the University of Pretoria.

Professional affiliation(s) (if any)

Lizelle Gregory is a registered member of the South African Council of the Landscape Architects Profession (SACLAP), the international Association of Impact Assessments (IAIA), and The Institute for Landscape Architects south Africa (ILASA) and the Institute of Environmental Management and Assessment (IEMAS).

Her professional practise number is: 97078

Landowner:	Extension 24 Commercial Leasing Co. (Pty) Ltd	
Contact person:	Chris Harris	
Postal address:	PO Box 651099, Benmore	
Postal code:	2010	
Telephone:	0118039233	Cell: 083 376 1696
E-mail:	chris@syndev.co.za	Fax: 0118039550

In instances where there is more than one landowner (including for alternative sites), please attach a list of landowners with their contact details to this application.

In instances where the landowner is not the applicant –attach proof of notification of the landowner and a proof of receipt of such notice by the owner, manager or person in control of the land.

List of the land owner is attached	No
Landowner notification proof is attached	No
Landowner proof of receipt of such notification is attached	No

APPLICATION FORM [REGULATION 12 (1)&(2)(A)(B)(I)(II)]

Local authority in whose jurisdiction the proposed activity will fall:
 Contact person:
 Postal address:
 Postal code:
 Telephone:
 E-mail:

City of Johannesburg Metro Municipality	
Flora Mokgohloa	
P.O Box 1049, Johannesburg	
2000	Cell:
011 407 6750	Fax: 011 339 1885
floram@joburg.org.za	

In instances where there is more than one local authority involved (including for alternative sites), please attach a list of local authorities with their contact details to this application.

List of local authorities is attached No

List of properties is attached No

Town(s) or district(s):
 Street/Physical address:

City of Johannesburg Metro Municipality
Braamfontein, Johannesburg

In instances where there is more than one town or district involved, please attach a list of towns or districts to this application.

List of towns or districts is attached No

State Departments administering a law affecting the environment:
 Contact person:
 Postal address:
 Postal code:
 Telephone:
 E-mail:

List attached as Annexure C	
	Cell:
	Fax:

In instances where there is more than one State Department involved, please attach a list of all State Departments with their contact details.

Current land-use zoning:

"Agricoltura"

In instances where there is more than one current land-use zoning (including alternatives), please attach a list of current land use zonings that also indicate which portions each use pertains to, to this application.

List of current land use zonings is attached No

Locality map:

A locality map(s) (including alternatives) must be attached to the back of this document, as Annexure A. The scale of the locality map must be between 1:10 000 and 1:50 000. The scale must be indicated on the map. The map must indicate the following:

- an accurate indication of the project site position as well as the positions of the alternative sites, if any;
- road access from all major roads in the area;
- road names or numbers of all major roads as well as the roads that provide access to the site(s);
- all roads within a 1km radius of the site or alternative sites;
- all rivers within a 1km radius of the site or alternative sites; and
- a north arrow.

APPLICATION FORM [REGULATION 12 (1)&(2)(A)(B)(I)(II)]

7. COMPLIANCE WITH CONDITIONS

Have you ever been in non-compliance with a condition of an authorisation or exemption issued by this Department or any other provincial or national environmental department in terms of the Environment Conservation Act (No 73 of 1989) or the National Environmental Management Act (No 107 of 1998) as amended?

YES	NO
	X

If yes, indicate details of non-compliance together with reasons for non-compliance:

Attach all relevant documentation e.g. compliance audit reports, pre-directives, directives, compliance notices

8. ACTIVITY INFORMATION

Socio-economic value of the activity

What is the expected capital value of the activity on completion?

What is the expected yearly income that will be generated by or as a result of the activity?

Will the activity contribute to service infrastructure?

Will the activity contribute to a public amenity?

Total number of new employment opportunities to be created in the development phase of this activity.

Of these opportunities how many are:

Women

People with disabilities

Female

Male

Youth

Female

Male

What is the expected value of the employment opportunities during the development phase?

What percentage of this will accrue to previously disadvantaged individuals?

Total number of new employment opportunities to be created in the operational phase of this activity.

Of these opportunities how many are:

Women

People with disabilities

Female

Male

Youth

Female

Male

What is the expected current value of the employment opportunities during the first 10 years?

What percentage of this will accrue to previously disadvantaged individuals?

Need and desirability of the activity

Motivate and explain the need and desirability of the activity (including demand for the activity):

The overall housing and commercial facilities' need can be seen in the greater context of the larger Johannesburg environment. The proposed development is not in conflict to the strategic planning proposal in place for this area. The current land use is however zoned "agricultural" but is in close proximity to Lanseria airport which is earmarked for development in the vicinity.

Indicate any benefits that the activity will have for society in general:

The residential and commercial developments form part of the larger Lanseria airport development. The integration of residential units with a commercial development in proximity to the airport will have a twofold positive impact on the society in general. The development will promote the live/work concept where

R200 Million	
Not known at present	
YES	NO
X	
YES	NO
X	
220	
132	

2
2

40
27
R72 million
95%
100
90
10
5
5
10
5
5
Not known at present
Not known at present

APPLICATION FORM [REGULATION 12 (1)&(2)(A)(B)(I)(II)]

individuals live where they work and in such a way promote a healthier environment. This mixed use development will feed individuals living there to the airport as well as the offices proposed within the development.

Indicate any benefits that the activity will have for the local communities where the activity will be located:

Development, when adequately determined gives way to commercial growth. The mixed use development will give way to job opportunities to the surrounding rural areas such as Diepsloot which is situated within 10km of the proposed development.

APPLICATION FORM [REGULATION 12 (1)&(2)(A)(B)(I)(II)]

9. DECLARATIONS

The Applicant

I, Chris Harris, on behalf of Extension 24 Commercial Leasing Co (Pty) Ltd, declare that I -

- am¹, the applicant in this application for **Mixed Land-Use Development on Portion 22 of the Farm Bultfontein 533JQ and Portion 164 of the Farm Nietgedacht 534 JQ**
- have appointed an environmental assessment practitioner to act as the independent environmental assessment practitioner for this application;
- will provide the environmental assessment practitioner and the competent authority with access to all information at my disposal that is relevant to the application;
- will be responsible for the costs incurred in complying with the Environmental Impact Assessment Regulations, 2010, including but not limited to -
 - costs incurred in connection with the appointment of the environmental assessment practitioner or any person contracted by the environmental assessment practitioner;
 - costs incurred in respect of the undertaking of any process required in terms of the Regulations;
 - costs in respect of any fee prescribed by the Minister or MEC in respect of the Regulations;
 - costs in respect of specialist reviews, if the competent authority decides to recover costs; and
 - the provision of security to ensure compliance with conditions attached to an environmental authorisation, should it be required by the competent authority;
- will ensure that the environmental assessment practitioner is competent to comply with the requirements of these Regulations and will take reasonable steps to verify whether the EAP complies with the Regulations;
- will inform all registered interested and affected parties of any suspension of the application as well as of any decisions taken by the competent authority in this regard;
- am responsible for complying with the conditions of any environmental authorisation issued by the competent authority;
- hereby indemnify the Government of the Republic, the competent authority and all its officers, agents and employees, from any liability arising out of the content of any report, any procedure or any action which the applicant or environmental assessment practitioner is responsible for in terms of these Regulations;
- will not hold the competent authority responsible for any costs that may be incurred by the applicant in proceeding with an activity prior to obtaining an environmental authorisation or prior to an appeal being decided in terms of these Regulations;
- will perform all other obligations as expected from an applicant in terms of the Regulations;
- all the particulars furnished by me in this form are true and correct; and
- I am aware that a false declaration is an offence in terms of regulation 71 and is punishable in terms of section 24F of the Act.

Signature of the applicant:

Extension 24 Commercial Leasing Co (Pty) Ltd
Name of company (if applicable):

Date:

17/09/2011

Signature of the Commissioner of Oaths:

Date:

17/8/2011

Designation:

Commissioner of Oaths Official stamp (below)

GESERTIFISEER 'N WARE AFSCRIF
VAN DIE OORSPRONKLIKE
CERTIFIED A TRUE COPY OF THE ORIGINAL

ARISWART

Commissioner of Oaths / Kommissaris van Ede
Professionele Rekenmeester (SAIPA), Lid no : 8140
Chris Hougaardstr 262, Wierdapark, 0149

¹ If this is signed on behalf of the applicant, proof of such authority from the applicant must be attached.

ADDENDUM A

10. DECLARATIONS²

The Environmental Assessment Practitioner;


- I, Lizelle Gregory, declare under oath that I –
- I act as the independent environmental practitioner for this application (Mixed Land-Use Development on Portion 22 of the Farm Bultfontein 533JQ and Portion 164 of the Farm Nietgedacht 534 JQ
 - I will perform the work relating to the application in an objective manner, even if this results in views and findings that are not favourable to the applicant;
 - I declare that there are no circumstances that may compromise my objectivity in performing such work;
 - I have expertise in conducting environmental impact assessments, including knowledge of the Act, regulations and any guidelines that have relevance to the proposed activity;
 - I will comply with the Act, regulations and all other applicable legislation;
 - I will take into account, to the extent possible, the matters listed in regulation 8 of the regulations when preparing the application and any report relating to the application;
 - I have no, and will not engage in, conflicting interests in the undertaking of the activity;
 - I undertake to disclose to the applicant and the competent authority all material information in my possession that reasonably has or may have the potential of influencing - any decision to be taken with respect to the application by the competent authority; and - the objectivity of any report, plan or document to be prepared by myself for submission to the competent authority;
 - I will ensure that information containing all relevant facts in respect of the application is distributed or made available to interested and affected parties and the public and that participation by interested and affected parties is facilitated in such a manner that all interested and affected parties will be provided with a reasonable opportunity to participate and to provide comments on documents that are produced to support the application;
 - I will ensure that the comments of all interested and affected parties are considered and recorded in reports that are submitted to the competent authority in respect of the application, provided that comments that are made by interested and affected parties in respect of a final report that will be submitted to the competent authority may be attached to the report without further amendment to the report;
 - I will keep a register of all interested and affected parties that participated in a public participation process; and
 - I will provide the competent authority with access to all information at my disposal regarding the application, whether such information is favourable to the applicant or not
 - all the particulars furnished by me in this form are true and correct;
 - will perform all other obligations as expected from an environmental assessment practitioner in terms of the Regulations; and
 - I realise that a false declaration is an offence in terms of regulation 71 and is punishable in terms of section 24F of the Act.

For Scoping/ EIA applications I further declare under oath that

- I will fix the site notice(s) in a conspicuous place, on the property(ies) where it is intended to undertake the activity(ies)
- I will place a notice in the required newspaper(s)
- I will provide the following with all the project information and give I&AP's an opportunity to register as an I&AP
 - landowners and occupiers of adjacent land
 - landowners and occupiers of land within 100 metres of the boundary of the property
 - the ward councillor
 - any organisation that represents the community in the area of the application
 - the municipality which has jurisdiction over the area in which the proposed activity will be undertaken
 - any organ of state that may have jurisdiction over any aspect of the activity of the applicant's intention to submit an application to the competent authority; and
- I will include on the register all persons as required per Regulation 55 (1) (c)
- The Reports as submitted will contain the same information (including layout, project design and mitigation) as provided to the registered I&APs for comment
- All issues raised by the I&APs during the public participation process will be included in the Comments and Response Report as attached

² Addendum A must be completed and submitted with the report if application form was done and submitted by the applicant.

APPLICATION FORM [REGULATION 12 (1)&(2)(A)(B)(I)(II)]



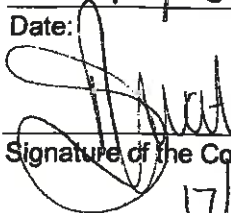
Signature of the Environmental Assessment Practitioner:

Bokamoso

Name of company:

17/08/2011

Date:



Signature of the Commissioner of Oaths:

17/8/2011

Date:

Designation:

Commissioner of Oaths Official stamp (below)

11. CHECKLIST

To ensure that all information that the Department needs to be able to process this application, please check that:

- > Where requested, supporting documentation has been attached;
- > All relevant sections of the form have been completed; and
- > The form has been signed by the applicant, by the EAP or both.

GESERTIFISEER 'N WARE AFSKRIF
VAN DIE OORSPRONKLIKE
CERTIFIED A TRUE COPY OF THE ORIGINAL



A.P. SWART

Commissioner of Oaths/Kommissaris van Ede
Professionele Rekenmeester (SAIPA), Lid no : 8140
Chris Hougaardstr 262, Wierdapark, 0149





agriculture and rural development

Department: Agriculture and Rural Development
GAUTENG PROVINCE

Diamond Corner Building, 68 Eloff & Market Street, Johannesburg
P O Box 8769, Johannesburg, 2000

Telephone: (011) 355-1900

Fax: (011) 355-1000

Website: <http://www.gdard.gpp.gov.za>

Reference:	Gaut: 002/11-12/E0124
Enquiries:	Justine Chan
Telephone:	(011) 355-1830
Email:	Justine.Chan@gauteng.gov.za

Bokamoso Landscape Architects and Environmental Consultants

Fax no. 086 570 5659

PER FACSIMILE

Dear Sir / Madam

Application for Environmental Authorisation: Mixed land use development on portion 22 of the farm Bultfontein 533 JQ and portion 164 of the farm Nietgedacht 534 JQ

The Department acknowledges having received the application form for environmental authorisation of the above-mentioned project on 22/08/2011.

The application has been assigned the reference number Gaut: 002/11-12/E0124. Kindly quote this reference number in any future correspondence in respect of the application.

Please circulate the draft report to any state department that administers a law relating to a matter affecting the environment to comment.

You are required to submit two (2) copies (full colour CDs-PDF) of the Draft Scoping Report as well as proof of submission to state departments referred to above.

In order to determine whether a biodiversity assessment is required and, if so, which specialist studies are required, please send a shapefile (WGS84 datum; geographic co-ordinate system) of the application site to our biodiversity information service (GDACE_BiodiversityInfo@gauteng.gov.za), the e-mail clearly indicating the project

reference number. Where biodiversity assessment is required; please ensure that it is conducted consistent with the *GDACE Requirements for Biodiversity Assessments*. A copy of this document can be obtained by e-mailing GDACE_BiodiversityInfo@gauteng.gov.za

In terms of Regulation 67(1) (2) of the NEMA EIA Regulations 2010, this application will lapse should you fail to submit the requested information within 6 months of the date of signature of this letter, except in the case where the Department has received and accepted written explanation for failure to submit such information.

Please draw the applicant's attention to the fact that the activity may not commence prior to an environmental authorisation being granted by the Department.

Yours faithfully



Boniswa Belot
Deputy Director: Strategic Administration Support
Date: 30/06/2011

CC: Extension 24 Commercial Leasing Co (Pty) Ltd Att: C Harris
Tel: 011 803 9233
Fax: 011 803 9550



GAUTENG PROVINCE

AGRICULTURE AND RURAL DEVELOPMENT
REPUBLIC OF SOUTH AFRICA

Reference:	Gaut:002/11-12/E0124
Enquiries:	Marc Leroy
Telephone:	(011) 355-1687
Email:	Marc.leroy@gauteng.gov.za

Bokamoso Landscape Architects and Environmental Consultants
P.O. Box 11735
Maroelana
0161

Attn: Lizelle Gregory
Fax no: (086) 570 5659
Tel no.: (012) 346 3810

PER FACSIMILE

Dear Madam,

APPLICATION REJECTED: FINAL SCOPING REPORT FOR THE PROPOSED LANSERIA X51 ON PORTION 22 OF THE FARM BULTFONTEIN 533 JQ AND PORTION 164 OF THE FARM NOOITGEDAGHT 534 JQ. (GAUT: 002/11-12/E0124)

The Scoping Report and Plan of Study for Environmental Impact Assessment which was submitted by you in respect of the abovementioned application and received by the Department on 18 December 2012 refers

The Scoping Report and Plan of Study for Environmental Impact Assessment has been rejected by the Department in terms of regulation 30(1) (c) of the Environmental Impact Assessment Regulations, 2010 promulgated in terms of sections 24 (5) and 44 of the National Environmental Management Act, 1998 (Act 107 of 1998) (as amended) because, *inter alia*, -

- a) There is no "Plan of Study" for the project (a requirement in terms of Regulation 28(1)(n) of the EIA regulations (GN 543). The Plan of Study section (Page 78) refers to Annexure D for the Plan of Study. Annexure D is blank.
- b) The Draft Scoping report was to be submitted by the cut off date of 30 June 2012. This document, the Final Scoping report, was submitted on 18 December 2012, with no correspondence attached proving the submission of the draft, nor communication with the Department in this regard.
- c) There are too many discrepancies in the document to determine what is correct, a few issues are described below:
 - i. The listed activities included activities that are not related to the activity on site. For example, road determination (Activity 18 – GN 545) is not an activity relevant to township development. Activity 28 (GN 544) talks to expansion of a facility resulting in a need for a permit for pollution, the activity (a chicken farm) is not being expanded; it is being changed to a township. The listed activities 11 and 18 (GN 544) deal with impacts on watercourses or impacts within 32 m of a watercourse. The watercourse (GIS and site visit) is greater than 150m from the site.

- ii. The document further points to the fact that there is no wetland or river on site (page 22), yet indicates that if construction happens in summer months, the wet conditions would affect road construction difficult and rehabilitation difficult in the floodline and wetland areas (page 25).
- iii. Page 23 indicates that ground water levels will be determined by a geotechnical Survey, yet on the same page indicates that a detailed geotechnical survey has already been completed.
- iv. The Landowner stated in the application form is "Extension 24 Commercial Leasings Co. (Pty) Ltd.", yet on according to the Scoping Report (page 12), the registered owner is "Hendruk Properties (Pty) Ltd.". Who is the legal person on this project?
- d) The comparison tables between the "No-go" and the proposal are not validated (page 14), and there is little proof to show that developing a township in the area will have a positive effect on the geology, whilst leaving it will have a negative effect. The same goes for the other information in the table.
- e) The Irene weather station (30 km away) is used for weather data, while a more accurate (closer) weather station is Lanseria Airport (a few km away).
- f) Page 27 alludes to recommendations from GDARD as to the specialist studies required on site, yet no documentation to this effect is included in the report.
- g) Only one alternative is discussed in the beginning of the Scoping report (Mixed use), whilst Mixed Use and Residential alternatives (two alternatives) are discussed in the potential impact table (page 54-67). All alternatives including the "no-go" option must be discussed and evaluated throughout the EIA process.

In terms of Regulation 30(3), you are entitled to resubmit scoping report and plan of study for environmental impact assessment after making the necessary amendments. Should you wish to resubmit the report, please note that in order to give effect to the requirements of administrative justice, you must make the amended report which is to be submitted to the Department available to registered interested and affected parties for comment and draw the attention of all registered interested and affected parties to the provisions of the regulations relating to public participation process. Any comments received from registered interested and affected parties on the amended report must be included in the amended report.

In addition to the above, please note that in terms of Regulation 71 of the Environmental Impact Assessment Regulations (GN 543 of 2010 as amended), it is an offence to submit incorrect or misleading information.

In terms of Regulation 67(1) (2) of the NEMA EIA Regulations 2010, this application will lapse should you fail to submit the requested information within 6 months of the date of signature of this letter, except in the case where the Department has received and accepted written explanation for failure to submit such information.

If you have any queries concerning this issue please feel free to contact the relevant official at the number given above.

Yours faithfully



Mr. L.W. Mkwana
Acting Chief Director: Sustainable Use of Environment

Date: 03/03/2013

CC: Extension 24 Commercial Leasing Co (Pty) Ltd.

Attn:
Fax:

Chris Harris
(011) 803 9550

City of Johannesburg Metropolitan Municipality

Attn:
Fax:

Ms Flora Mokgohloa
(011) 339 1885

Project Manager

Attn:
Fax:

Marc Leroy
(086) 620 7364

**Company Profile & CV of Lizelle Gregory
(Environmental Assessment Practitioner)**



The logo features the word "Bokamoso" in a large, stylized, bubbly font with a white outline and a yellow-to-orange gradient fill. Above the word is a graphic of a tree branch with intricate, swirling patterns, also rendered in the same gradient and outlined in white. The background of the entire page is a photograph of bare tree branches against a light sky, with a dark horizontal band at the bottom.

Bokamoso

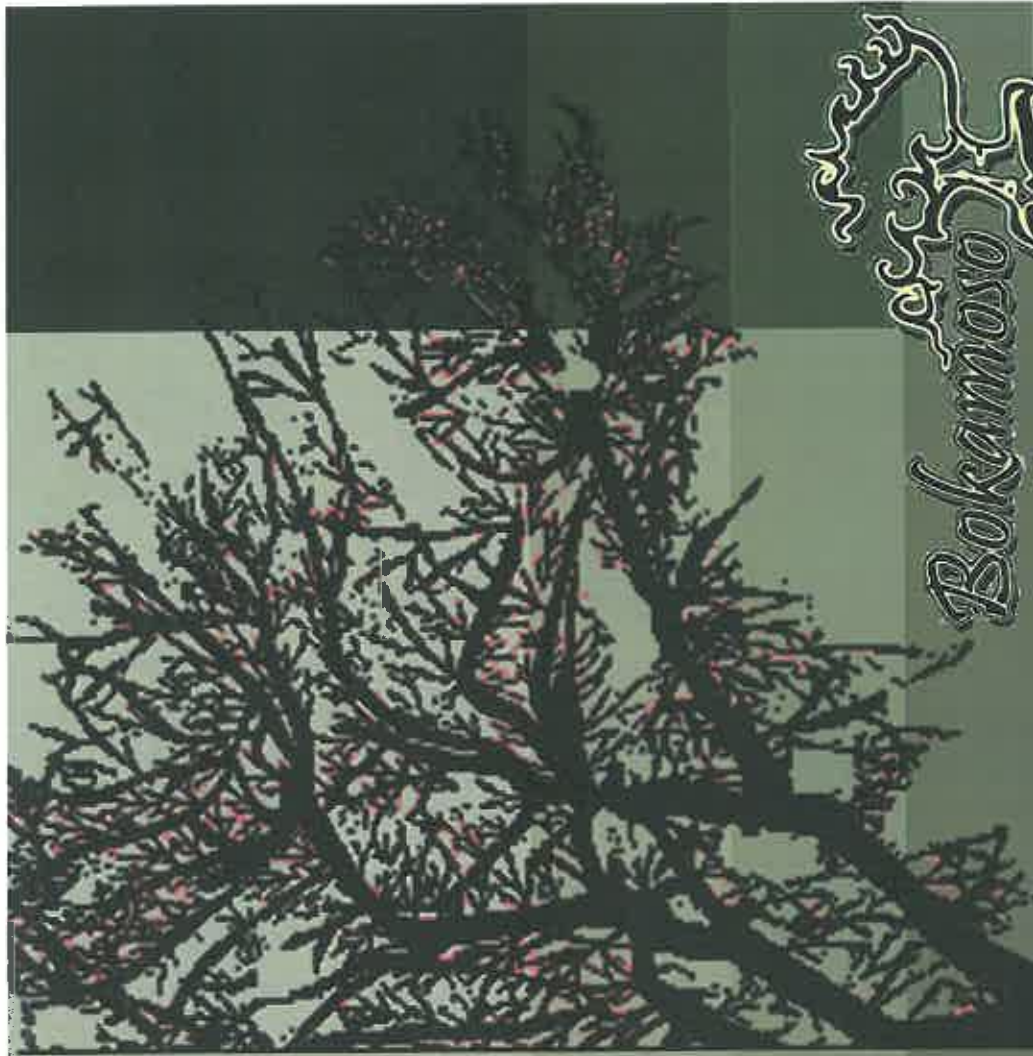
Landscape Architects &
Environmental consultants

P.O. BOX 11375
Maroelana
0161

Tel: (012) 346 3810
Fax: (086) 570 5559

E-mail: lizelleg@mweb.co.za
Website: www.bokamoso.net

- 01 Executive Summary**
- 02 Vision, Mission & Values**
- 03 Human Resources**
- 04 Services**
- 05 Landscape Projects**
- 06 Corporate Highlights**
- 07 Environmental Projects**
- 08 Indicative Clients**
- 09 Tools**



Bokamoso specialises in the fields of Landscape Architecture and all aspects of Environmental Management and Planning. Bokamoso was founded in 1992 and has shown growth by continually meeting the needs of our clients. Our area of expertise stretches throughout the whole of South Africa. Our projects reflect the competence of our well compiled team. The diversity of our members enables us to tend to a variety of needs. Our integrated approach establishes a basis for outstanding quality. We are well known to clients in the private, commercial as well as governmental sector.

At Bokamoso we stand on a firm basis of environmental investigation in order to find unique solutions to the requirements of our clients and add value to their operations.



01 Executive Summary
Company Overview

Vision:

At Bokamoso we strive to find the best planning solutions by taking into account the functions of a healthy ecosystem. Man and nature should be in balance with each other.

Mission:

We design according to our ethical responsibility, take responsibility for successful completion of projects and constitute a landscape that contributes to a sustainable environment. We add value to the operations of our clients and build long term relationships that are mutually beneficial.

Values:

Integrity
Respect



Bokamoso stands on the basis of fairness. This include respect within our multicultural team and equal opportunities in terms of gender, nationality and race.

We have a wide variety of projects to tend to, from complicated reports to landscape installation. This wide range of projects enables us to combine a variety of professionals and skilled employees in our team.

Bokamoso further aids in the development of proficiency within the working environment. Each project, whether in need of skilled or unskilled tasks has its own variety of facets to bring to the table.

We are currently in the process of receiving our BEE scorecard. We support transformation in all areas of our company dynamics.



**03 Human Resources
Employment Equity**

Lizelle Gregory (100% interest)

Lizelle Gregory obtained a degree in Landscape Architecture from the University of Pretoria in 1992 and passed her board exam in 1995. Her professional practice number is PrLArch 97078.

Ms. Gregory has been a member of both the Institute for Landscape Architecture in South Africa (ILASA) and South African Council for the Landscape Architecture Profession (SACLAP), since 1995.

Although the existing Environmental Legislation doesn't yet stipulate the academic requirements of an Environmental Assessment Practitioner (EAP), it is recommended that the Environmental Consultant be registered at the International Association of Impact Assessments (IAIA). Ms. Gregory has been registered as a member of IAIA in 2007.

Ms. Gregory attended and passed an International Environmental Auditing course in 2008. She is a registered member of the International Environmental Management and Assessment Council (IEMA).

She has lectured at the Tshwane University of Technology (TUT) and the University of Pretoria (UP). The lecturing included fields of Landscape Architecture and Environmental Management.

Ms. Gregory has more than 18 years experience in the compilation of Environmental Evaluation Reports:

Environmental Management Plans (EMP);

Strategic Environmental Assessments;

All stages of Environmental Input;

EIA under ECA and the new and amended NEMA regulations and various other Environmental reports and documents.

Ms. Gregory has completed and submitted more than 600 Impact Assessments within the last 15 years. Furthermore, Ms. L. Gregory is also involved with all the current national Environmental policies and formulates the draft and amends SOUTH AFRICAN ENVIRONMENTAL IMPACT ASSESSMENT REGULATIONS and reports regularly and with the most up-to-date information.

03 Human Resources

032 Members



Consulting

Mientjie Coetzee

MSc Medical Sciences (US)

BSc (Hons) Medical Sciences (US)

More than 8 years experience in the compilation of various environmental reports

Ane Agenbacht

Introduction to Sustainable Environmental Management—An overview of Principles, Tools, & Issues (Potch 2006)

Leadership Training School (Lewende Woord 2010)

BA Environmental Management (UNISA 2011)

PGCE Education (Unisa 2013)

Project Manager

More than 10 years experience in the compilation of various environmental reports

Qiqi Nkangana

BA Environmental Management (UNISA)

Specialises in compiling various environmental reports.

Ben Bhukwana

BSc Landscapes Architecture (UP)

More than 4 years experience in the field of Landscape Architecture. Specialises in Landscape Design, ECO & Environmentalist in training.

Marli Burger

B-Tech Nature Conservation (TUM)

M. Dip Nature Conservation (TUM)

EM Training/CESTO University of Botswana

3 years Biodiversity Enforcement Awareness Programme

Specialised in water & land resources

03 Human Re-

033 Personnel

The logo for Bokamoso is a stylized, white, hand-drawn graphic. It features a central vertical line with several curved, branch-like elements extending outwards, resembling a tree or a network of paths. The word "Bokamoso" is written in a decorative, cursive font across the middle of the graphic.

Anton Nel

B-Tech Landscape Technology (TUT)
N Dip Landscape Technology (TUT)
1 year experience in ECO.
Specialises in Basic Assessment Reports.

Juanita de Beer

Events Management and Marketing (Damelin)
Specializes in Public relations and public participation processes

Mary-Lee Potgieter

Msc. Plant Science (UP)
BSc (Hons) Plant Science (UP)
BSc Ecology (UP)
1 year 5 months working experience in the Environmental field
Specialises in ECO works, Basic Assessments, EIA's, and Flora Reports

Alfred Thomas

CIW Foundation & Internet Marketing (IT Academy)
12 years experience in GIS and IT in general.
GIS Operator and Multimedia Specialist



03 Human Resources

034 Personnel

Elsa Viviers

Interior Decorating (Centurion College)
(Accounting/ Receptionist) and Secretary to Lizelle Gregory

Loura du Toit

N. Dip. Professional Teacher (Heidelberg Teachers Training College)
Librarian and PA to Project Manager

Merriam Mogalaki

Administration Assistant with in-house training in bookkeeping

Landscape Contracting

Elias Maloka

Site manager overseeing landscape installations.
Irrigation design and implementation.
Landscape maintenance
18 years experience in landscape contracting works.

The contracting section comprises of six permanently employed black male workers. In many cases the team consists of up to 12 workers, depending on the quantity of work



01 Environmental Management Services

- Basic Assessment Reports
- EIA & Scoping Reports
- Environmental Management Plans
- Environmental Scans
- Strategic Environmental Assessments
- EMP for Mines
- Environmental Input and Evaluation of Spatial Development Frameworks
- State of Environmental Reports
- Compilation of Environmental Legislation and Policy Documents
- Environmental Auditing and Monitoring
- Environmental Control Officer (ECO)
- Visual Impact assessments
- Specialist Assistance with Environmental Legislation Issues and Appeals
- Development Process Management
- Water Use License applications to DWA



04 Services

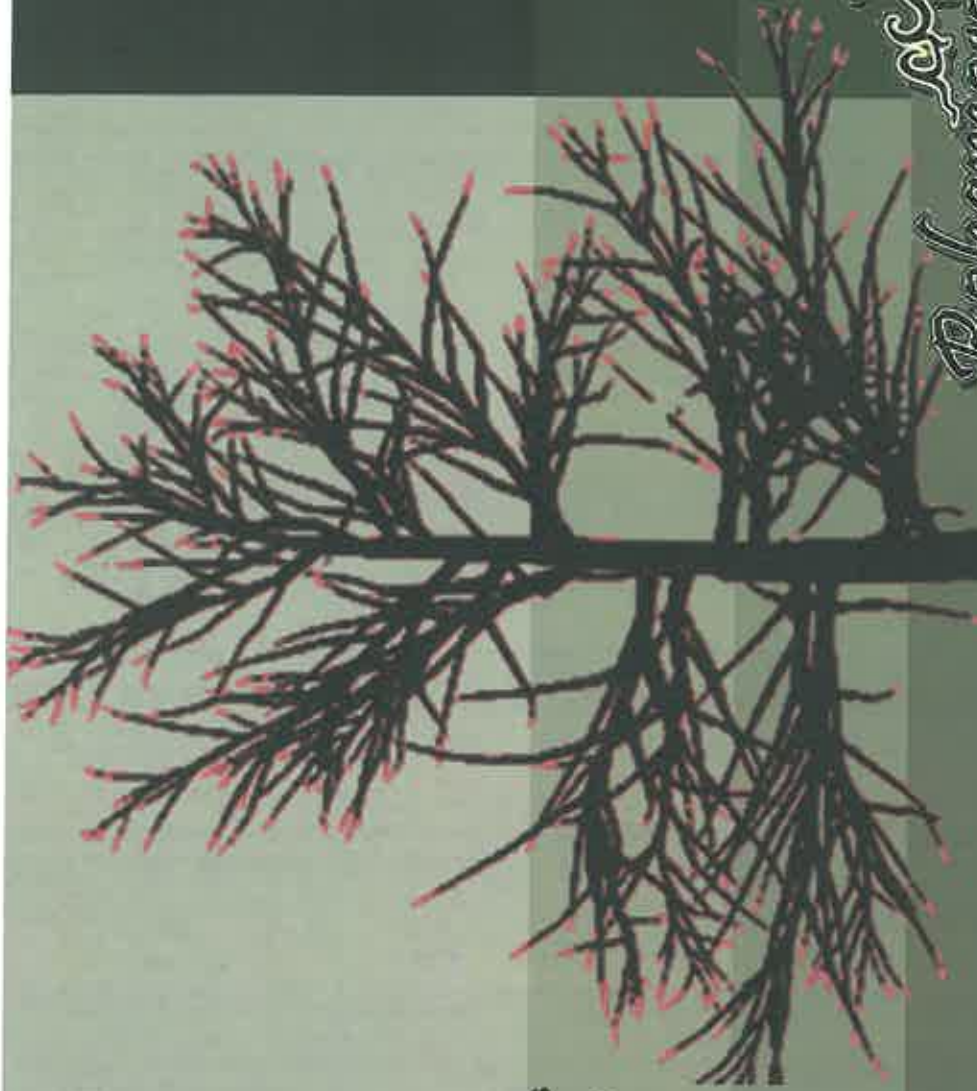
Consulting Services

02 Landscape Architecture

- Master Planning
- Sketch Plans
- Planting Plans
- Working Drawings
- Furniture Design
- Detail Design
- Landscape Development Frameworks
- Landscape Development Plans (LDP)
- Contract and Tender Documentation
- Landscape Rehabilitation Works

03 Landscape Contracting

- Implementation of Plans for:
- Office Parks
 - Commercial/ Retail / Recreational Development
 - Residential Complexes
 - Private Residential Estates

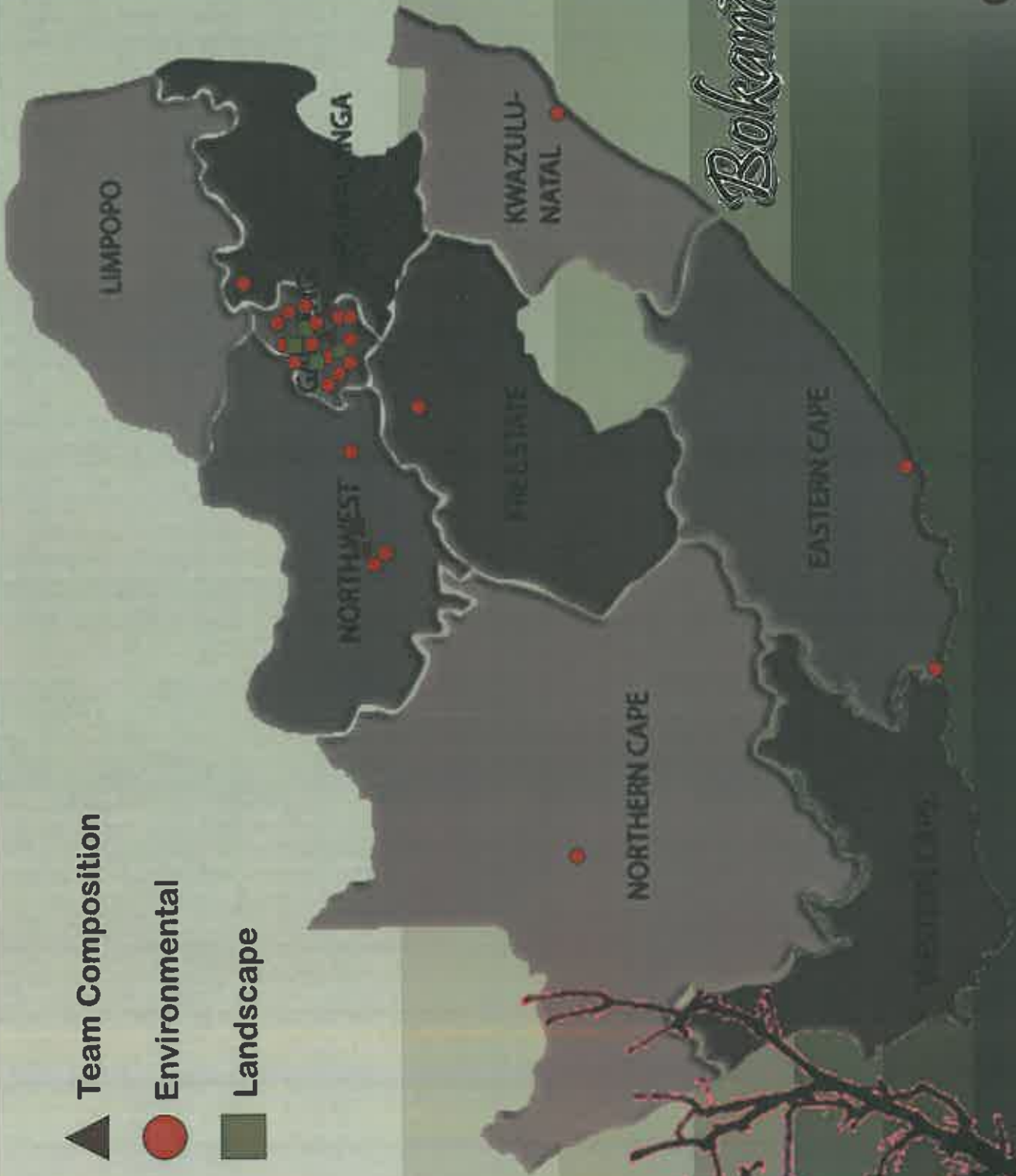


04 Services
Contracting Services

▲ Team Composition

● Environmental

■ Landscape



Bokamoso

04 Services

043 Orientation

01 Valpre Bottling Plant, Heidelberg



project
shelter

site plan

Bokamoso



05 Landscape Projects- Current
051 Commercial

01 Valpre Bottling Plant, Heidelberg



project

shelter- attenuation pond



project

shelter- main entrance

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Projects- Current

051 Commercial!

01 Valpre Bottling Plant, Heidelberg

concept plan

natural veld

gatehouse

veldgrass

feature planting

entrance water features

planting areas



Celtis africana



Acacia galepifolia

project

shelter gatehouse

natural veld

veldgrass

seating benches

terraced garden to accommodate slopes

Cynodon lawn



veldgrass

Cynodon dactylon

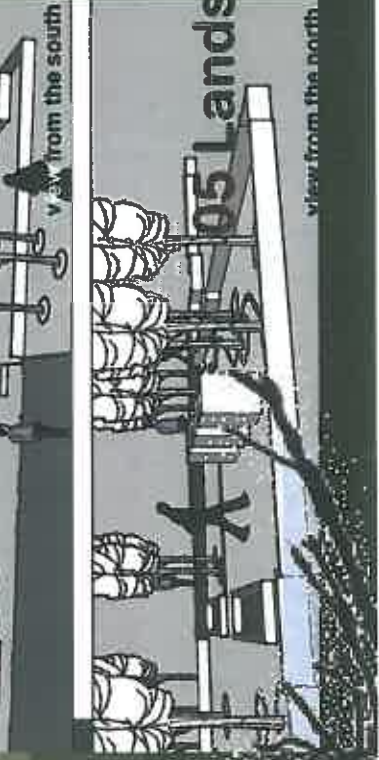
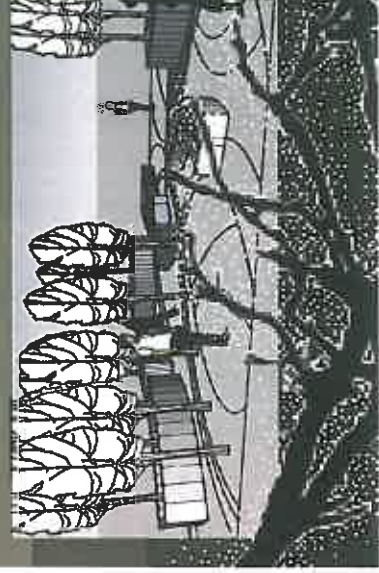
project

shelter front garden



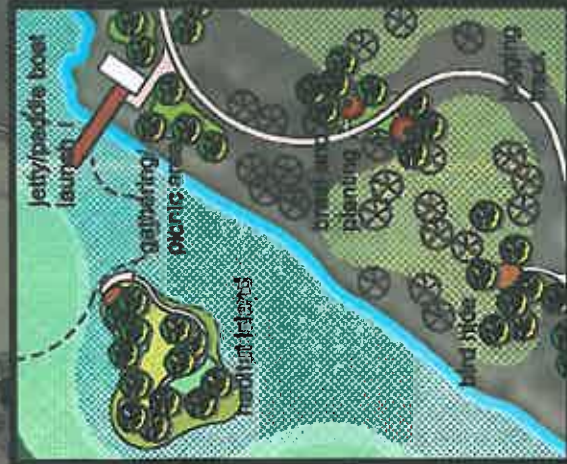
05 Landscape Projects - Current
051 Commercial

01 Valpre Bottling Plant, Heidelberg



05 Landscape Projects – Current
051 Commercial

02 Melodie waters, Hartebeestpoortdam



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05 Landscape Projects – Current

003 Commercial/Recreational

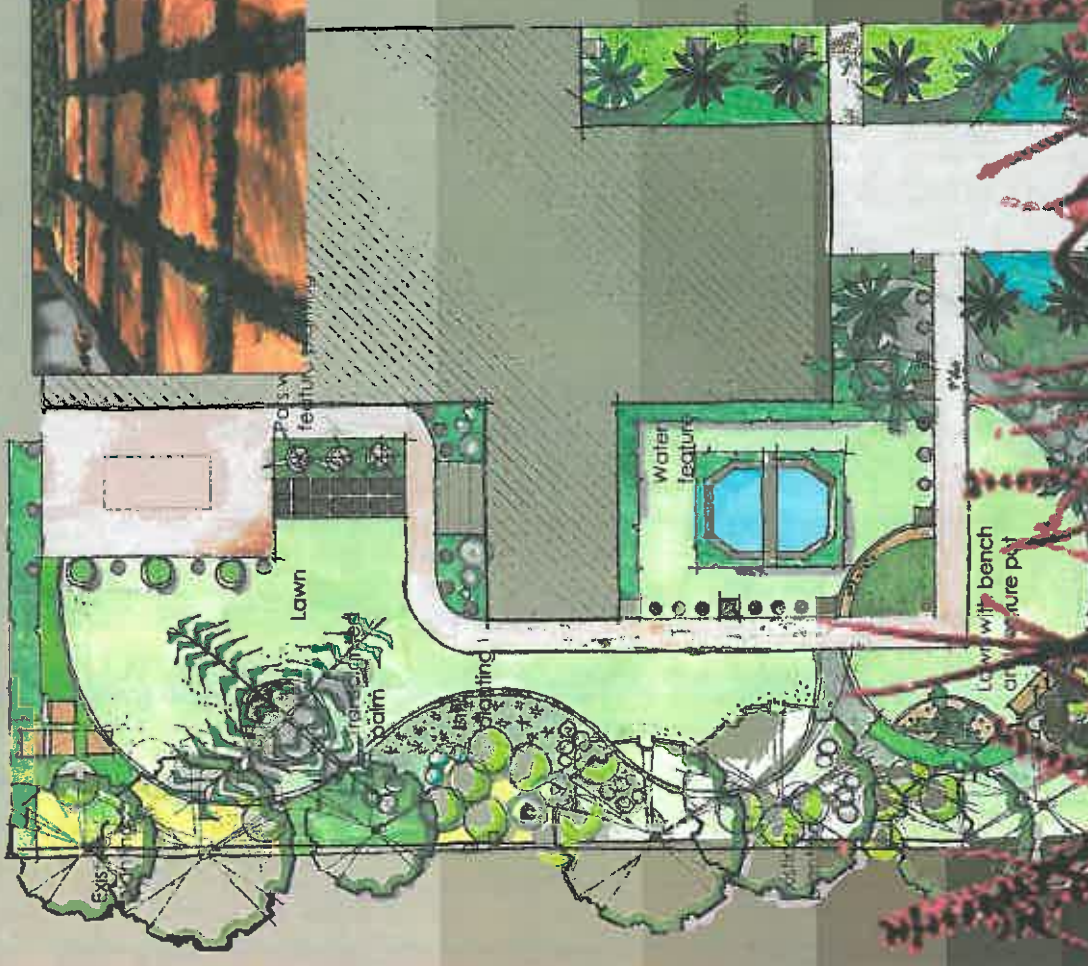
03 Grain Building, Pretoria



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06 Landscape Projects- Completed
053 Offices

04 Ismail Dawson offices, Pretoria



Bokamoso II

05 Landscape Projects – Conceptual

053 Offices



05 Celtic Manor, Pretoria



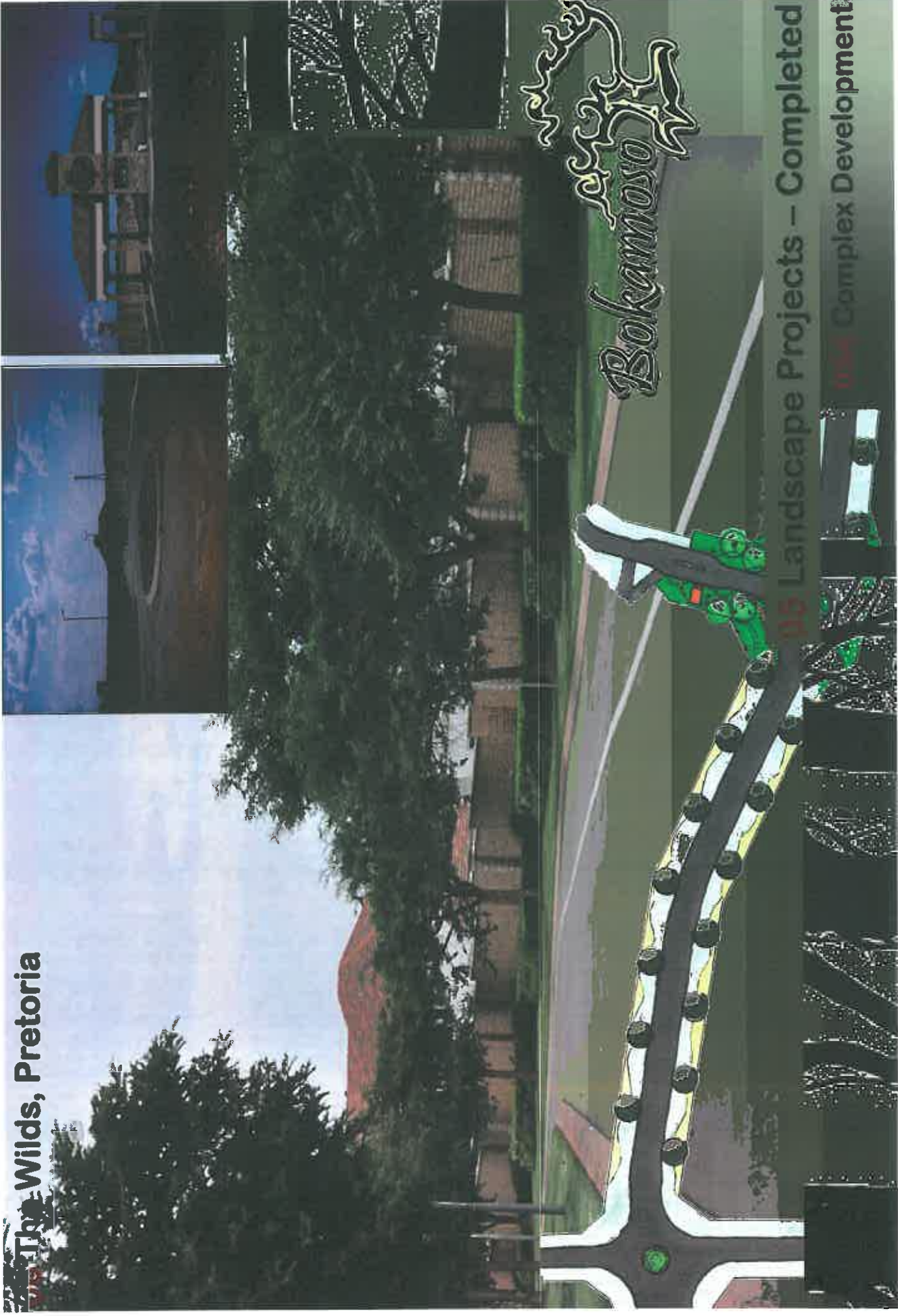
Bokamoso XL



05 Landscape Projects - Completed

06 Complex Development

The Wilds, Pretoria



Bokamoso II

05 Landscape Projects - Completed

06 Complex Development

07 The Wilds, Pretoria



Bokamoso

055 Landscape Projects – Completed
055 Residential

08 The Wilds, Pretoria



Bokamoso

05 Landscape Projects – Completed

055 Residential

09 The Wilds, Pretoria



Bokamoso

055 Landscape Projects – Completed
055 Residential

010 The Wilds, Pretoria



Bokamoso

05 Landscape Projects – Completed

055 Residential

011 Governor of Reserve Bank's Residence, Pretoria



Plant Palette



Option 1



Option 2



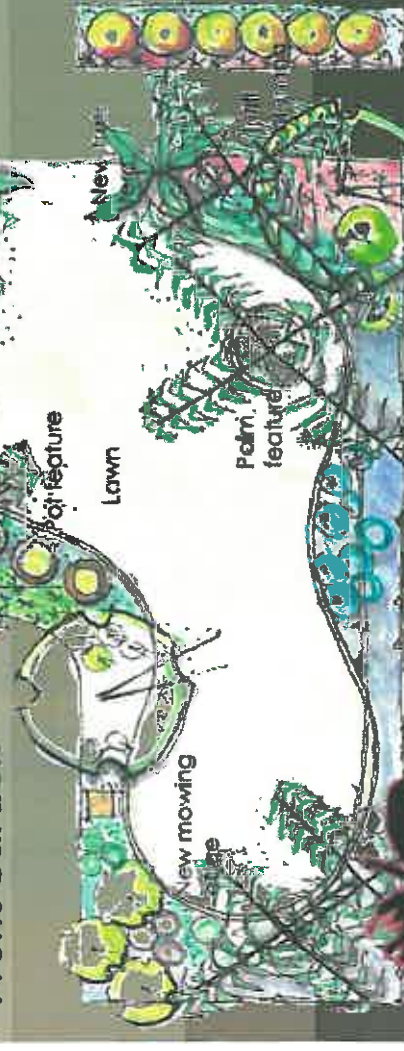
Bokamoso

055 Landscape Projects – Conceptual
055 Residential

012 House Ismail, Pretoria



Front Garden



Back Garden

Bokamoso

055 Landscape Projects - Conceptual

055 Residential

013 Forest Garden, Pretoria

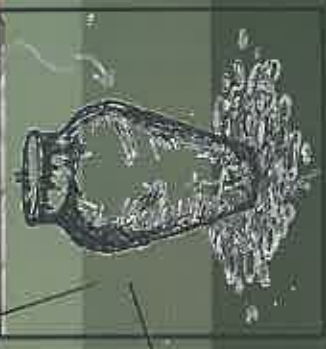
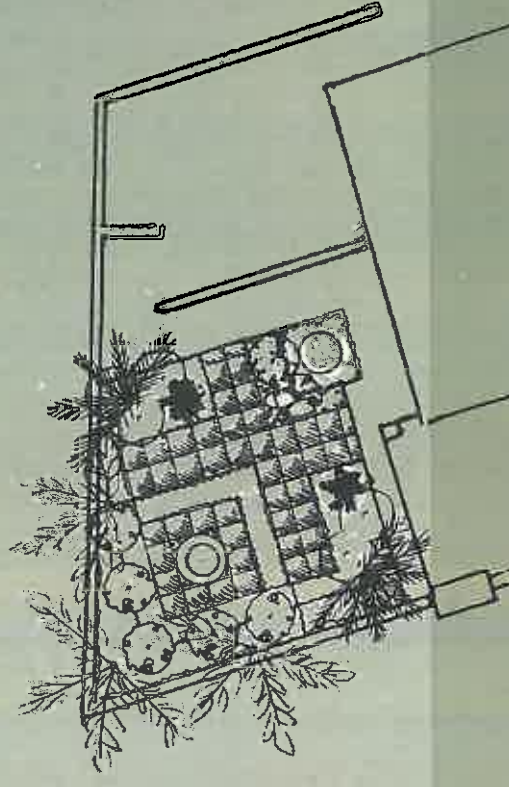


Bokamoso

055 Landscape Projects – Completed
055 Residential



015 Forest Garden, Pretoria



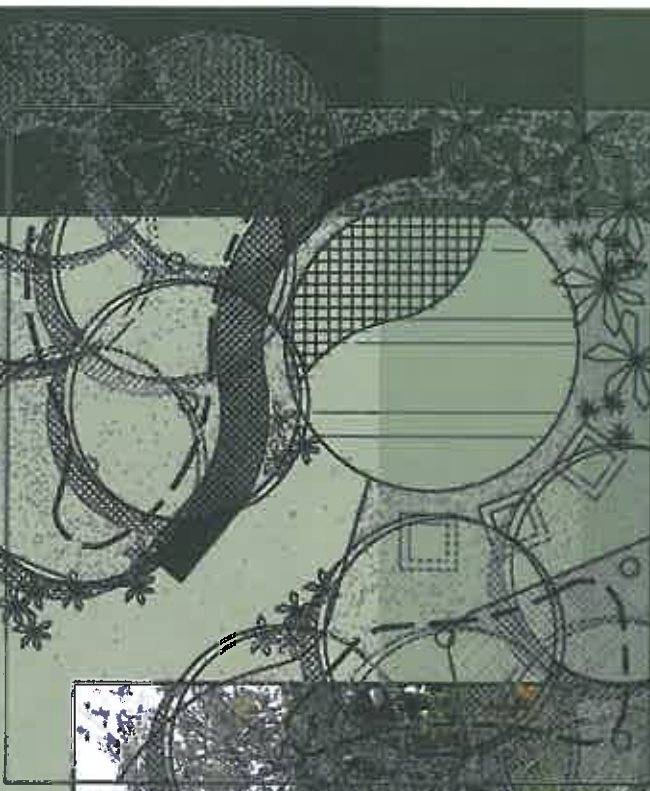
Bokamoso II

055 Landscape Projects - Completed

055 Residential

01 Safari Garden Expo

Received a Silver Certificate at the Safari Garden Expo, 2010



Bokamoso

06 Corporate Highlights

061 Awards

02 UNISA Sunnyside Campus, Pretoria
Best Commercial Paving Plan in Gauteng, 1997



Project Name	Status	Project
Environmental Impact Assessment(EIA) and Scoping Report		
Junction 21	ROD	EIA
5 O'clock site access	In Progress	EIA
Bokamoso X 1	In Progress	Scoping & EIA
Doornvallei Phase 6 & 7	In Progress	EIA
Engen Interchange	In Progress	Scoping & EIA
Erasmia X15	In Progress	EIA
Franschloof	In Progress	EIA
K113	Amendment of ROD	EIA
K220 East	ROD	EIA
K220 West	ROD	EIA
K54 ROD conditions	In Progress	EIA
Knopjeslaagte 95/Peachtree	ROD	EIA
Knopjeslaagte portion 20 & 21	ROD	EIA
Lillieslief/Nooitgedacht	In Progress	EIA
Mooiplaats 70. (Sutherland)	In Progress	EIA
Naaupoort 1 - 12/Valley View	In Progress	EIA
Peach Tree X5	In Progress	EIA
Strydfontein 60	In Progress	EIA
Thabe Motswere	In Progress	Scoping & EIA
Makplaats	In Progress	EIA
Waterval Valley	In Progress	EIA
Environmental Opinion		
Doornkloof 63 (Ross)	In Progress	Common
Motswere X 53	In Progress	EA & Opinion

The adjacent list host the status of our current projects. Only a selected amount of projects are displayed.



Of Current Environmental Projects
EIA, Scoping & Opinion

Project Name	Status	Project
Basic Assessment(BA)		
Annlin X 138	In Progress	BA
Clubview X 29	ROD	BA
Darrenwood Dam	In Progress	BA
Durley Holding 90 & 91	In Progress	BA
Elim	In Progress	BA
Fochville X 3	In Progress	BA
Hartebeeshoek 251	In Progress	BA
Klerksdorp (Matlosana Mall)	In Progress	BA
Monavoni External Services	ROD	BA
Monavoni X 45	Amendment of ROD	BA
Montana X 146	In Progress	BA
Rooihuiskraal X29	In Progress	BA
Thorn tree Mall	In Progress	BA

Environmental control officer (ECO)		
Grace Point Church	In Progress	ECO
R 81	In Progress	ECO
Highveld X 61	In Progress	ECO
Mall of the North	In Progress	ECO
Olievenhoutbosch Road	In Progress	ECO
Orchards 39	In Progress	ECO
Stam van Rynavold Reservoir	In Progress	ECO
Project Shelter	In Progress	ECO




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Environmental Projects

072 BA, ECO & S24 G

- Billion Property Group
- Cavaleros Developments
- Centro Developers
- Chaimberlains
- Chieftain
- Century Property Group
- Coca Cola
- Elmado Property Development
- Flanagan & Gerard
- Gautrans
- Hartland Property Group
- Moolman Group
- MTN
- M&T Development
- Old Mutual
- Property Investment Company
- Petroland Developments
- RSD Construction
- SAND
- Stephan Parsons
- Twin City Developments
- Urban Construction
- USN



- 
- Adobe Illustrator CS3
 - Adobe Photoshop CS3
 - Adobe InDesign CS3
 - AutoCAD
 - Google SketchUP
 - GIS
 - Microsoft Office Word
 - Microsoft Office Excel
 - Microsoft Office Publisher
 - Microsoft Office Power Point

Bokamoso 

Qualifications And Experience In The Field Of Environmental Planning And Management (Lizelle Gregory (Member Bokamoso)):

Qualifications:

- Qualified as **Landscape Architect** at UP 1991;
- Qualified as **Professional Landscape Architect** in 1997;
- A Registered Member at The **South African Council for the Landscape Architect Profession (SACLAP)** with Practise Number: **PrLArch97078**;
- A Registered Member at the **International Association for Impact Assessment Practitioners (IAIA)**;
- Qualified as an **Environmental Auditor** in **July 2008** and also became a Member of the International Environmental Management Association (IEMAS) in 2008.

Working Experience:

- Worked part time at Eco-Consult – 1988-1990;
- Worked part time at **Plan Associates as Landscape Architect in training** – 1990-1991;
- Worked as Landscape Architect at **Environmental Design Partnership (EDP)** from 1992 - 1994
- Practised under **Lizelle Gregory Landscape Architects** from 1994 until 1999;
- Lectured** at Part-Time at **UP** (1999) – Landscape Architecture and **TUT** (1998- 1999)- Environmental Planning and Plant Material Studies;
- Worked as **part time Landscape Architect and Environmental Consultant at Plan Associates and managed their environmental division for more that 10 years** – 1993 – 2008 (assisted the **PWV Consortium** with various road planning matters which amongst others included environmental Scans, EIA's, Scoping reports etc.)
- Renamed business as **Bokamoso in 2000** and is the only member of Bokamoso Landscape Architects and Environmental Consultants CC;
- More than 20 years experience in the compilation of Environmental Reports**, which amongst others included the compilation of various **DFA Regulation 31 Scoping Reports**, EIA's for EIA applications in terms of the applicable environmental legislation, Environmental Management Plans, Inputs for Spatial Development Frameworks, DP's, EMF's etc. Also included EIA Application on and adjacent to mining land and slimes dams (i.e. Brahm Fisherville, Doornkop)

Qualifications And Experience In The Field Of Landscape Architecture (Lizelle Gregory (Member Bokamoso)):

Landscape Architecture:

-Compiled landscape and rehabilitation plans for more than 22 years.

The most significant landscaping projects are as follows:

- Designed the Gardens of the Witbank Technicon (a branch of TUT). Also supervised the implementation of the campus gardens (2004);
- Lizelle Gregory was the Landscape Architect responsible for the paving and landscape design at the UNISA Sunnyside Campus and received a Corobrick Golden Award for the paving design at the campus (1998-2004);
- Bokamoso assisted with the design and implementation of a park for the City of Johannesburg in Tembisa (2010);
- The design and implementation of the landscape gardens (indigenous garden) at the new Coca-Cola Valpre Plant (2012-2013);
- Responsible for the rehabilitation and landscaping of Juksei River area at the Norwood Shopping Mall (Johannesburg) (2012-2013);
- Designed and implemented a garden of more than 3,5ha in Randburg (Mc Arthurpark). Bokamoso also seeded the lawn for the project (more than 2,5 ha of lawn successfully seeded) (1999);
- Bokamoso designed and implemented more than 800 townhouse complex gardens and submitted more than 500 Landscape Development Plans to CTMM for approval (1995 – 2013);
- Assisted with Landscape Designs and the Masterplan at Eco-Park (M&T Developments) (2005-2011);
- Bokamoso designed and implemented an indigenous garden at an office park adjacent to the Bransberg. In this garden it was also necessary to establish a special garden for the Juliana Golden Mole. During a recent site visit it was established that the moles are thriving in this garden. Special sandy soils had to be imported and special indigenous plants had to be established in the natural section of the garden.

-Lizelle Gregory also owns her own landscape contracting business. **For the past 20 years she trained more than 40 PDI jobless people (sourced from a church in Mamelodi)** to become landscape contracting workers. All the workers are (on a continuous basis) placed out to work at nurseries and other associated industries;

-Over the past 20 years the Bokamoso team compiled more than 800 landscape development plans and also implemented most of the gardens. Bokamoso also designed and implemented the irrigation for the gardens (in cases where irrigation was required). Lizelle regarded it as important to also obtain practical experience in the field of landscape implementation.

Plan of Study



Annexure D

LEBOMBO GARDENS BUILDING
36 LEBOMBO ROAD
ASHLEA GARDENS
0081

P.O. BOX 11375
MAROELANA
0161

Tel: (012) 346 3850
Fax: 086 570 5659
E-mail: lizelleg@nwweb.co.za
Website: www.Bokamoso.biz



Landscape Architects, Environmental Consultants,
Environmental Auditing, Water License Applications

November 2013

PLAN OF STUDY FOR EIA: PROPOSED TOWNSHIP DEVELOPMENT ON THE REMAINING EXTENT OF PORTION 22 OF THE FARM BULTFONTEIN 533 JQ AND PORTION 164 OF THE FARM NOOITGEDACHT 534 JQ TO BE KNOWN AS LANSERIA EXTENSION 51.

1. INTRODUCTION

Bokamoso Landscape Architects and Environmental Consultants CC was appointed by **JR 209 Investments (Pty) Ltd.** to submit a Scoping Report for the above-mentioned project. The Scoping Report has been prepared to comply with provision of Regulations 29 of NEMA, 1998 (Act 107 of 1998). The compilation of this Scoping Report has also taken cognisance of recently developed Guidelines issued by the National Department of Environmental Affairs (DEA). In addition the report has been prepared to appropriately inform registered interested and Affected parties and the relevant decision making authorities of the potential environmental impacts to inform a comprehensive Environmental Impact Assessment (EIA) Process. The EIA process will be prepared according to Regulations 32 of NEMA, 1998 (Act 107 of 1998) and Regulation 21 of the DFA, 1995 (Act 67 of 1995).

2. PROJECT DESCRIPTION

2.1 Project Title

Lanseria Extension 51

2.2 Property Description

Remaining Extent of Portion 22 of the Farm Bultfontein 533 JQ and Portion 164 of the Farm Nooitgedacht 534 JQ. Both Properties are registered in the name of **Extension 24 Commercial Leasing Co (Pty) Ltd.**

2.3 Name and Address of the Applicant

Extension 24 Commercial Leasing Co (Pty) Ltd
1st Floor NW Block, 5 Wessels Rd, Rivonia, 2128
PO Box 651099
Benmore
2010

Contact person: Mr. Chris Harris

Cell: 083 376 1696

Tel: (011) 803 9233

Fax: (011) 803 9550

E-mail: chris@syndev.co.za

2.4 Name and Address of Consultants

Bokamoso Landscape Architects and Environmental Consultants CC

P.O.Box 11375

Maroelana

0161

Contact Person: Lizelle Gregory

Cell: 083 255 8384

Tel: (012) 346 3810

Fax: 086 570 5659

E-mail: lizelleg@mweb.co.za

2.5 Nature of Activity

The establishment of a **mixed use development** consisting of the following land uses:

"Special", including Residential dwelling units, Hotels Wholesale/Retail, Warehouses, Workshops, Showrooms, Exhibition and Distribution Centres, Restaurants, Offices, Places of Amusement, Medical Consulting Rooms and Places of Instruction.

2.6 Project Location

The proposed development will take place on the Remaining Extent of Portion 22 of the Farm Bultfontein 533 JQ and Portion 164 of the Farm Nooitgedacht 534 JQ.

The study area is situated on the south eastern corner of the intersection between the K29 (R512) and K33 Provincial Road. The Lanseria Airport is situated approximately 3.65 kilometers to the north of the proposed site with the N14 Highway located approximately 1.42 kilometers south of the proposed site.

2.7 Size

The total area for the proposed development is approximately **36, 8305** m² in extent.

2.8 Current Land use

The site is currently used as a chicken farm. The site is zoned "Undetermined", in terms of the Peri-Urban Areas Town Planning Scheme, 1975. Other properties in the vicinity are generally zoned "Undetermined", "Special", "Private Open Space" and "Industrial 1".

The surrounding area comprises of large portions of vacant land, rural residential dwellings, a school, informal settlements, spaza shop, a construction yard and offices. South West of the site is shopping and businesses facilities. The Lanseria airport lies further to the north of the site.

2.9 Relevant Phases of the Development

2.9.1 Preparation Phase

- Geological, Fauna & Flora, Wetland, Floodline, Archaeological, Agricultural, Market, Traffic, Civil Engineering, Electrical and other studies;
- Environmental process including public participation; and
- Planning and Environmental Approvals.

2.9.2 Construction Phase

- Installation and construction of the proposed activity.

2.9.3 Operational Phase

- Operation of the development.

3. DESCRIPTION OF TASKS TO BE PERFORMED DURING THE EIA PROCESS

3.1 Methodology

An investigative approach will be followed and the relevant Physical, Biological, Social, Cultural and Economic aspects of the environment will be assessed in the EIA. All the environmental issues that were identified during the Scoping Process

will be discussed. The significance of each issue and an indication of the extent to which the issue can be addressed, by the adoption of mitigation measures, will also be described.

An assessment of each identified potentially significant impact will be made including:

- i) Cumulative impacts;
- ii) The nature of the impact;
- iii) The extent and duration of the impact;
- iv) The probability of the impact occurring;
- v) The degree to which the impact can be reversed;
- vi) The degree to which the impact may cause irreplaceable loss of resources; and
- vii) The degree to which the impact can be mitigated.

Furthermore a description of any assumptions, uncertainties and gaps in knowledge must be noted.

Information that would provide the reader with an objective view of the proposed development will be gathered in the following manner:

- The EIA will be prepared in terms of the principles as set out in the EIA Regulations Guideline Document and the Environment Conservation Act, 1989 (Act 73 of 1989) and according to the new National Environment Management Act, 1998 (Act No. 107 of 1998) as amended.
- The applicant must appoint several specialists in order to finalize Specialist Reports and for project Planning. Therefore, it is safe to assume that plentiful information are and will be available for the evaluation of the project;

- The written comments (if any) submitted by the I&AP's always proves to be most helpful in order to identify the key issues to be mitigated;
- The socio-economic and biophysical environment will be investigated;
- A sensitivity map, providing a clear indication of areas of high, medium and low sensitivity will also be included in the EIA report;
- An Environmental Issues map will be included in the EIA report.

3.2 Bokamoso's Impact Identification Methods Include

- Listing all possible issues under the headings of Biophysical, Biological, Cultural and Socio-economic Environment; and
- Besides professional experience in identifying impacts, the inputs given by the I&AP's will be assessed and an explanation will be provided in the EIA as to why certain issues raised by I&AP's were deemed as insignificant and others as significant. The key issues will be evaluated and prioritised with the help of the Project Team.

3.3 Alternatives Identified

3.3.1 The "No-Go" Option

A comparative assessment between the "No-Go" option and the environmental costs of the proposed development is included as a land use alternative and will be included as part of the EIA.

3.3.2 Locality Alternatives

Other proposed locality alternatives for the proposed development will be addressed in the EIA Report.

3.3.3 Land-Use Alternatives

Three land use alternative were identified, namely:

Alternative 1: "Residential Only"

Alternative 2: "No Go" option, land use remains as a chicken farm

Alternative 3: "Mixed Use" development.

Proposed land uses and the final land use for the proposed development will be addressed in the EIA Report.

3.3.4 Layout Alternatives

Other proposed layout alternatives and the final layout for the proposed development will be addressed in the EIA Report.

3.3.5 Services Alternatives

Services alternative for the proposed development will be addressed in the EIA Report.

3.4 Priority Issues Identified

It was possible to identify certain issues that will have to be investigated in more detail through preliminary site visits, by attending some of the project meetings and by analysing the available data on the study area. These issues include:

3.4.1 Natural Environment

- Hydrology
- Geology and Soils
- Fauna and Flora

3.4.2 Social Environment

- Services
- Traffic
- Safety and security
- Public Participation
- Possible noise, visual and air pollution caused by the proposed development on the surrounding environment

3.4.3 Economical Environment

- Viability of the proposed project
- Impact of the proposed development on the adjacent land-values and activities.

3.5 Methods of Assessing the Significance of Impacts

- **Geotechnical Survey**
 - Geotechnical survey must indicate sensitive/weak zones;
 - Identification of geological and soil issues for the design of foundations etc;
 - Impact identification of proposed development on geology and soils of study area; and
 - Mitigation measures and recommendations.
- **Hydrology/ Storm Water Specialist**
 - Identification of most significant hydrological issues;
 - Impact identification of proposed development on hydrology of study area and its surroundings;
 - An environmentally appropriate storm water management plan
 - Mitigation measures and recommendations.

- **Geohydrological Survey**
 - Identification of most significant Geohydrological issues;
 - Impact Identification of proposed development on geohydrology of study area and its surroundings;
 - Mitigation measures and recommendations.

Additional surveys to be done:

- **Geotechnical Report**
- **Stormwater Management Plan**
- **Traffic Impact Study**
- **Wetland Delineation and Assessment**
- **Flora and Fauna Habitat Assessment**
- **Engineering Services Report**

4. TIME SCHEDULE FOR TASKS AND ADVERTISING

4.1 Compilation of Report

- Assessment of Physical, Biological, Social, Cultural and Economic environmental aspects: 4 weeks
- Discussion with provincial authorities, local authorities, other interested and affected parties: 2 weeks
- Site survey and photographic recording: 1 week
- Completion of report: 6 – 8 weeks

5. PUBLIC PARTICIPATION PROCESS

The Draft Scoping Report was available for review by I&APs for a period of 30 days. Issues raised will be listed in the final SR and will be addressed in the EIA Report.

Registered I&APs will be notified of the EIA process and the EIA Report will be available for review by I&APs.

5.1 CONSULTATION WITH AUTHORITIES:

5.1.1 Provincial

The relevant authority will be consulted during the following stages:

- Once the Department has received the Scoping Report for revision and they have given us permission to proceed with the EIA process;
- Accepting the plan of study for the EIA;
- Review compliance of EIA; and
- Consideration of application.

5.1.2 The City of Tshwane

They will be provided with

- A copy of the draft Scoping Report
- A copy of the final Scoping Report
- A copy of the draft EIA Report
- A copy of the final EIA Report

Their comments will be provided to GDARD.

5.1.3 Department of Water Affairs

They will be provided with

- A copy of the draft Scoping Report
- A copy of the final Scoping Report
- A copy of the draft EIA Report
- A copy of the final EIA Report

Their comments will be provided to GDARD.

6. PROPOSED METHOD OF IDENTIFYING ENVIRONMENTAL ISSUES AND ALTERNATIVES

The environmental issues and alternatives will be described and assessed in terms of criteria that have been defined as follows:

6.1 Status

Whether the impact is:

- positive (a benefit);
- negative (a cost); or
- neutral.

6.2 Duration

Whether the lifespan of the impact will be:

- short term (0 – 5 years),
- medium term (5 – 15 years),
- long term (greater than 15 years with the impact ceasing after the operational life of the development), or

- considered permanent.

6.3 Intensity

Whether the intensity (magnitude/size) of the impact is high, medium, low or negligible (no impact).

6.4 Importance

The importance of the identified impacts on components of the affected environment shall be described as:

- | | | |
|---------------|---|---|
| Low | - | Where the impact will not have an influence on, or require significant accommodation in the project design. |
| Medium | - | Where it could have an influence on the environment, which will require modification of the project design or alternative mitigation. |
| High | - | Where it could have a "no-go" implication on the project regardless of any possible mitigation. |

6.5 Probability of Occurrence:

The probability of the impact actually occurring:

- improbable – low likelihood,
- probable – distinct possibility,
- highly probable – most likely, or
- definite – impact will occur regardless of prevention measures.

6.6 Extent

The scale on which the impact will occur i.e. whether it will:

- be confined to the immediate areas of the development activity;
- be within 5 km of the development;
- affect the region as a whole; or
- occur on a national or international scale.

7. MAPS THAT WILL MOST PROBABLY BE INCLUDED AS FIGURES (not necessarily in this order)

- Locality map of the site;
- Aerial map of the site;
- Locality of the site with regards to the urban edge;
- Surrounding land uses;
- Social facilities map;
- Agricultural potential;
- Hydrology of the proposed development area;
- Geotechnical map;
- Soils map;
- Sensitivity map;
- External services; and
- Proposed roads.

8. ANNEXURES TO BE INCLUDED (not necessarily in this order)

Annexure A:	CV of Lizelle Gregory and Company Profile
Annexure B:	Final Layout
Annexure C:	Engineering Geological and Stability Investigation
Annexure D:	Engineering/Civil Services Report
Annexure E:	Feasibility & Traffic Engineering Study
Annexure F:	Public Participation

Annexure G: Environmental Management Plan
Annexure H: Stormwater Management Plan
Annexure I: Amended plan of study (if necessary)
Annexure J: Photos taken inside and outside the periphery of the site
Annexure K: Wetland Delineation and Assessment
Annexure L: Flora and Fauna Habitat Assessment
Annexure M: Town Planning Application

We trust that you find this Plan of Study for EIA in order and would gladly supply any additional information. Please do not hesitate to contact us if there are any queries on this subject.

Yours Sincerely,



Lizelle Gregory.

Public Participation



Annexure E

Proof of Site Notice



Proof of Site Notice



Annexure Ei

NOTICE OF ENVIRONMENTAL IMPACT ASSESSMENT PROCESS

Notice is given of an application for an **Environmental Impact Assessment (EIA) Process** that was submitted to the Gauteng Department of Agriculture and Rural Development, in terms of Regulation No. R543 published in the Government Notice No. 33306 of 18 June 2010 of the National Environment Management Act, 1998 (Act No. 107 of 1998) governing **Environmental Impact Assessment (EIA) Procedures (Notice 1, 2 and 3 – Governing Notice R544, R545 & R546)** for the following activity:

Project Name: Mixed Land-Use Development on Portion 22 of the Farm Bultfontein 533JQ and Portion 164 of the Farm Nootgedacht 534 JQ.

Property Description: Portion 22 of the Farm Bultfontein 533JQ and Portion 164 of the Farm Nootgedacht 534 JQ

Proposed Zoning Information: The proposed activity will entail the construction of a mixed land-use development consisting of the following land-uses: Residential dwelling units, Hotels, Educational, Medical and Social Facilities, Retail, Offices, Entertainment, Motor Trade, Municipal and Government Institutions and Commercial Industrial land- uses. The activity will also include the construction of infrastructure associated and required for the above mentioned land-uses.

Extend of Development: The proposed development is 36, 374 hectares in extend.

Activities applied for in terms of Notice 1, 2 and 3 – Governing Notice R544, R545 & R546

GNR 544 (Listing Notice 1), 18 June 2010	Activity 9
GNR 544 (Listing Notice 1), 18 June 2010	Activity 11
GNR 544 (Listing Notice 1), 18 June 2010	Activity 18
GNR 544 (Listing Notice 1), 18 June 2010	Activity 28
GNR 545 (Listing Notice 2), 18 June 2010	Activity 4
GNR 545 (Listing Notice 2), 18 June 2010	Activity 6
GNR 545 (Listing Notice 2), 18 June 2010	Activity 13
GNR 546 (Listing Notice 3), 18 June 2010	Activity 19

Proponent Name: Extension 24 Commercial Leasing Co (Pty) Ltd

Location: The proposed development is situated to the east of the R512, north of the N14 on Portion 22 of the Farm Bultfontein 533JQ and Portion 164 of the Farm Nootgedacht 534 JQ.

Date of Notice: 8 September 2011

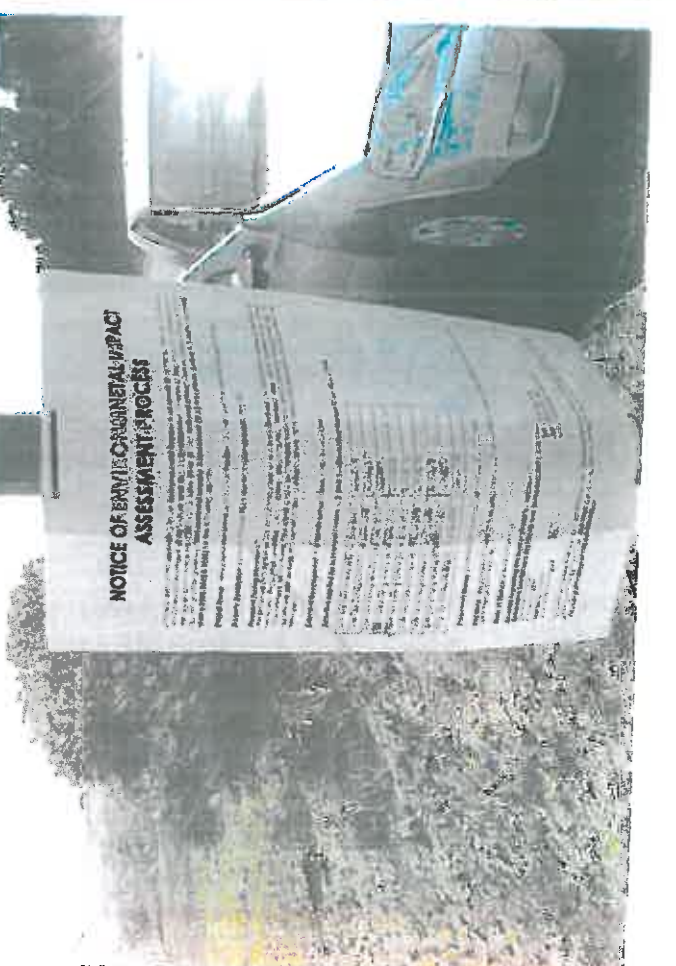
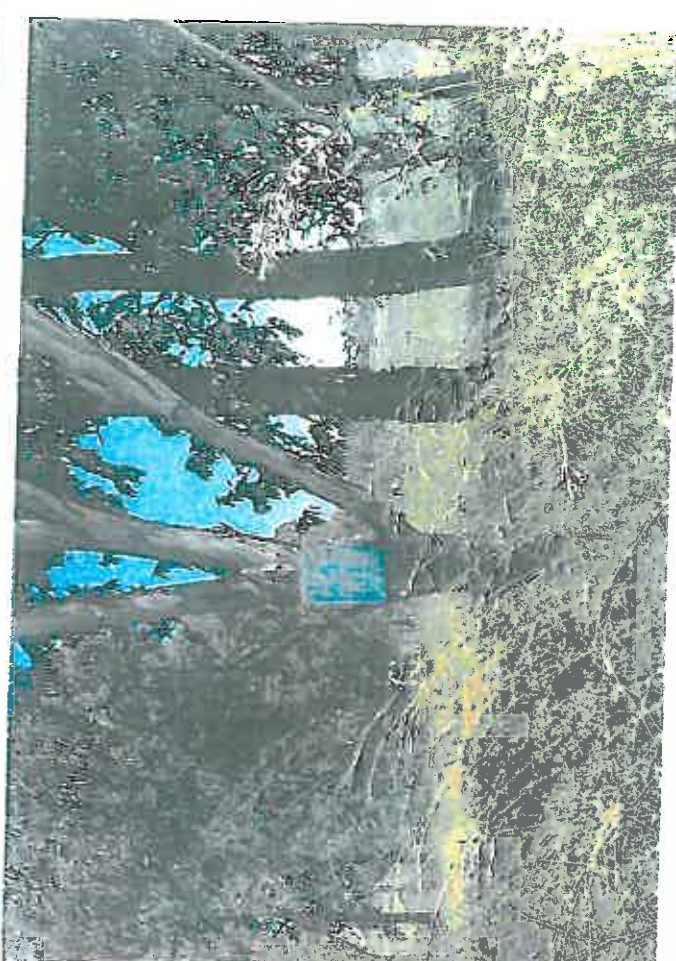
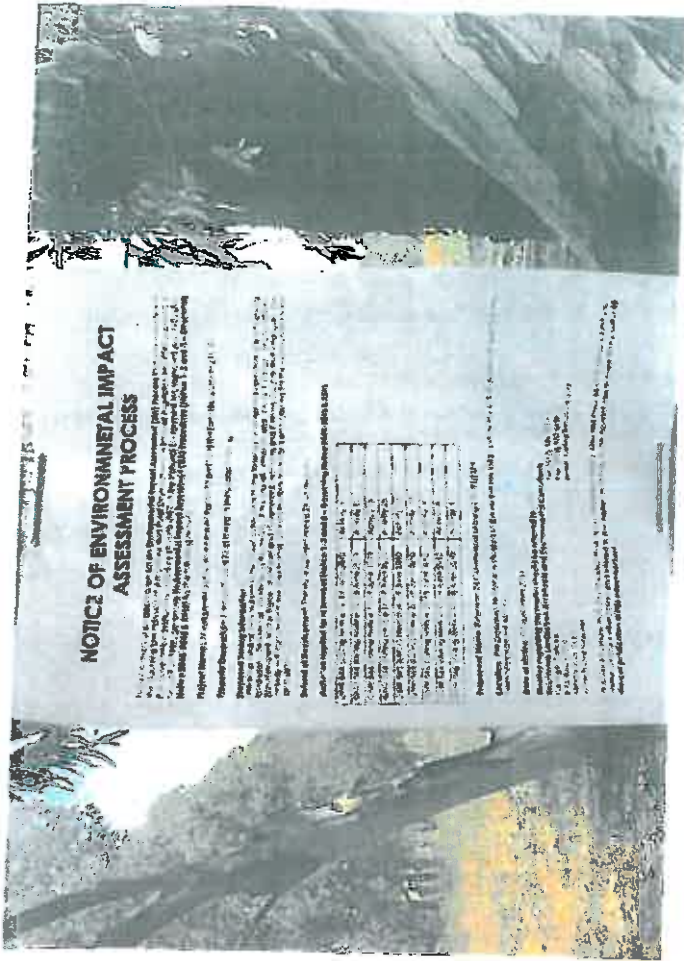
Queries regarding this matter should be referred to:

Bokamoso Landscape Architects and Environmental Consultants

George Gericke
P.O. Box 11375
Maroelana 0161
www.bokamoso.net

Tel: (012) 346 3810
Fax: (086) 570 5659
email: lizelleg@mweb.co.za

In order to ensure that you are identified as an Interested and/or Affected Party (I&AP) please submit your name, contact information and interest in the matter, in writing, to the contact person given above **within 40 days of publication of this advertisement.**

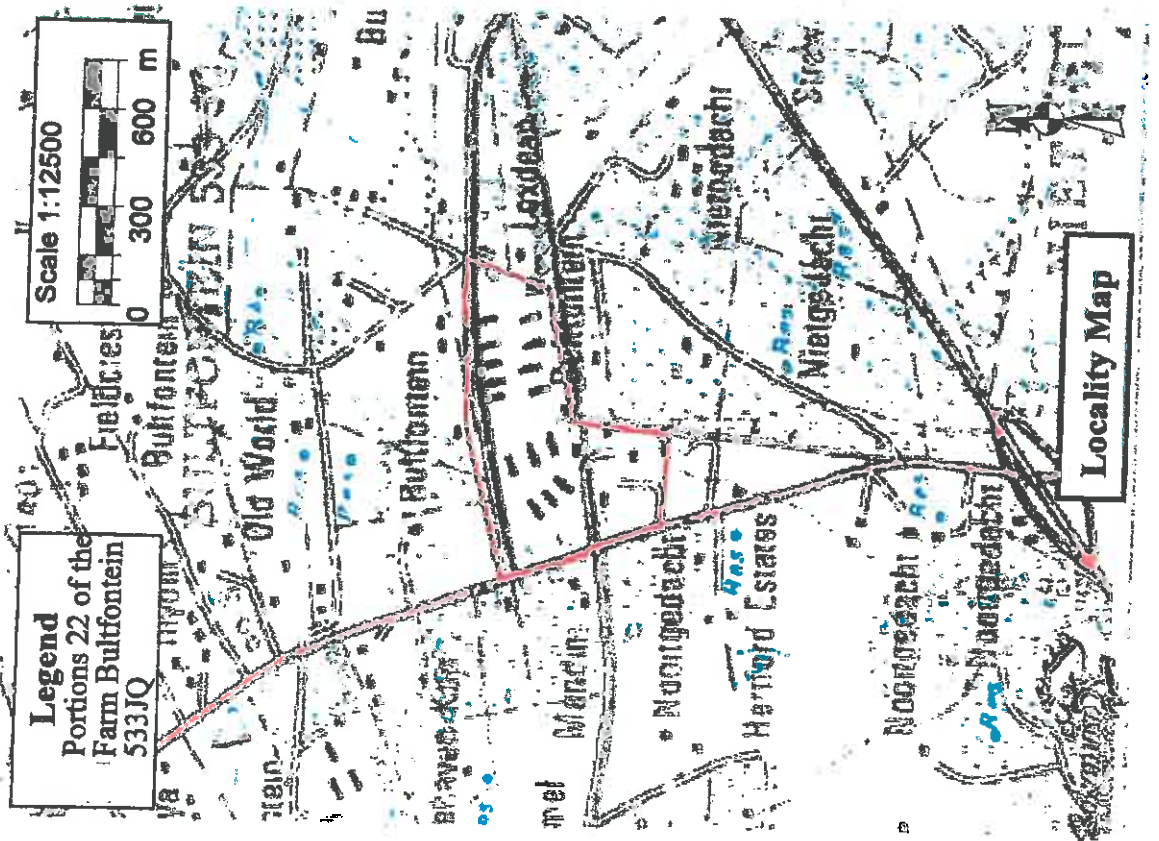


Notices and Flyers that were Distributed



Annexure Eii

Mixed Land-Use Development on Portion 22 of the Farm Bufffontein 533-JQ and Portion 164 of the Farm Nooitgedacht 534-JQ



NOTICE OF ENVIRONMENTAL IMPACT ASSESSMENT PROCESS

Notice is given of an application for a Basic Assessment (BA) Process that was submitted to the Gauteng Department of Agriculture and Rural Development (GDARD), in terms of Regulation No. R543 published in the Government Notice No. 33306 of 18 June 2010 of the National Environment Management Act, 1998 (Act No. 107 of 1998) governing **Environmental Impact Assessment (EIA) Procedures (Notice 1, 2 and 3 – Governing Notice R544, R545 & R546)** for the following activity:

Project Name: Mixed Land-Use Development on Portion 22 of the Farm Bufffontein 533-JQ and Portion 164 of the Farm Nooitgedacht 534-JQ.

Property Description: Portion 22 of the Farm Bufffontein 533-JQ and Portion 164 of the Farm Nooitgedacht 534-JQ.

Proposed Zoning Information: The proposed development consisting of 2 portions zoned as "Agricultural".

Proponent Name: Extension 24 Commercial Leasing Co (Pty) Ltd

Location: The proposed development is situated to the east of the R512, north of the N14.

Date of Notice: 13 September 2011

Queries regarding this matter should be referred to:

Bokamoso Landscape Architects and Environmental Consultants
George Gericke
P.O. Box 11375
Marcelana 0161
lizeleg@mwweb.co.za
www.bokamoso.net
Tel: (012) 346 3810
Fax: (086) 570 5659
email:

In order to ensure that you are identified as an interested and/or affected party please submit your name, contact information and interest in the matter, in writing, to the contact person given above within **40 days of publication of this advertisement.**

Newspaper Advertisement



Annexure Eiii

Registered Interested and Affected Parties



Annexure Eiv

User3

From: Stephan Barkhuizen
Sent: 12 September 2011 07:12 AM
To: George Gericke
Subject: FW: Development plans for Portion 22 of Bultfontein 533-JQ & Portion 164 of Nooitgedacht 534-JQ.

From: Ontvangs
Sent: 08 September 2011 12:14 PM
To: Stephan Barkhuizen
Subject: FW: Development plans for Portion 22 of Bultfontein 533-JQ & Portion 164 of Nooitgedacht 534-JQ.

From: Janine von Zeuner [<mailto:janine@twotenchemicals.co.za>]
Sent: 08 September 2011 11:02 AM
To: lizelleg@mweb.co.za
Subject: Development plans for Portion 22 of Bultfontein 533-JQ & Portion 164 of Nooitgedacht 534-JQ.

Hello Lizelle

Two Ten Chemicals is situated across the road (Malibongwe) from the proposed development. Please register us as an I&AP.

Thank you

Janine Von Zeuner

Director

011 300 9917/8

User3

From: Ontvangs
Sent: 22 September 2011 08:12 AM
To: George Gericke
Subject: FW: Notice of enviromental impact assessment process R544 R545 R546

From: Jonathan Woortmeyer [<mailto:jfwmeyer@gmail.com>]
Sent: 21 September 2011 09:22 PM
To: lizelle@mweb.co.za
Cc: lrdealmeida@gmail.com
Subject: Notice of enviromental impact assessment process R544 R545 R546

George Gericke would you please register the neighbouring property owners as I&AP regarding application / assessment process. The one being portion 26/533 Bultfontein and the other portion 21 of Bultfontein JQ533 Regarding telephonic conversation with your staff no follow up as made The promised return call also did not materialised. Would you indicate the benefit and negative impact this would have on the area, taking in consideration the excising commercial activities ?

How does your application and notice affect the proposed Amari Land development, which also happen to be neighbours?

and then also register J Woortmeyer as local resident as interested party Regards Jonathan

4. OCT. 2011 11:54

ATTWELL MALHERBE 27114631422

NO. 359 P. 1

SANDTON

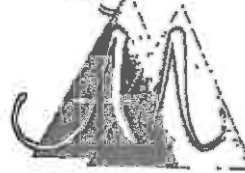
Eastbury House
Hampton Park
20 Georgian Crescent
Brynston

Tel: (011) 463 1188

P.O. Box 98960
Sicane Park
2152

E-mail: ama123@mwweb.co.za
Fax: (011) 463 1422

For Orange



Attwell Malherbe
Associates

TOWN AND REGIONAL PLANNERS

Our Ref: MN 0918

October 2011

Bokemose
P.O. Box 11375
Marociana
0161

ATTENTION: STEPHAN BARKHUIZEN

Sir,

**ENVIRONMENTAL IMPACT ASSESSMENT-PORION 22 BULTFONTEIN
533 -JQ AND PORION 164 NOOITGEDACHT 534 -JQ.**

We are acting on behalf of Orange Country Investment CC who are the owner of the Remainder of Portion 379 Nooitgedacht 534-JQ. The Hertford Junction Shopping Centre is located on the property.

We have been instructed by our clients to inform you that they are objecting to the proposed development on grounds that there is already an oversupply of retail facilities in the area. No need therefore exists for additional retail floor space such as proposed.

It will be appreciated if our client, as an objector, could be registered as an interested and affected party and if you could forward all further information and documentation to us.

Yours Faithfully


D. MALHERBE

PARTNER

DE MALHERBE TRP (SA) BSC (A) TRP
TN VAN DER WAAL TRP (SA) BA (S) BSC (TRP)

User3

From: Lizelle Gregory <lizelleg@mweb.co.za>
Sent: 21 September 2011 08:56 AM
To: 'justicem@dwaf.gov.za'; 'malulekej@dwa.gov.za'
Subject: RE: Nietgedacht & Bultfontein Public Notices - Environmental Scoping Processes

Good morning Justice.

The proposed projects are located approximately 7 km south-west of Diepsloot, and approximately 2.6 km south of Lanseria Airport on the mentioned portions.

Kind regards

George Gericke



From: Maluleke Justice [<mailto:Maluleke@dwa.gov.za>]
Sent: 20 September 2011 05:32 PM
To: Lizelle Gregory
Subject: RE: Nietgedacht & Bultfontein Public Notices - Environmental Scoping Processes

Dear Lizelle

It is not clear where this development is taking place, please clarify?

Wisani Justice Maluleke

Department of Water Affairs

Crocodile/ Marico Water Management Area

Tel: 012 392 1409

Cell: 082 804 9817

Fax: 012 392 1486

e-mail: teo@dwaf.gov.za

From: Lizelle Gregory [<mailto:lizelleg@mweb.co.za>]

Sent: 20 September 2011 11:59 AM

To: gheath@geoscience.org.za; njanuary@jhb.sahra.org.za; maphata.ramphele@gauteng.gov.za; Maluleke Justice; Keet Marius (PTA); central@eskom.co.za; paia@eskom.co.za; schmidk@nra.co.za; chrisbu@gpg.gov.za; customerservice@randwater.co.za; info@wessanorth.co.za

Subject: Nietgedacht & Bultfontein Public Notices - Environmental Scoping Processes

To whom it may concern

Please refer to the attached Background Information Documents (BID) for the following proposed projects:

- *Mixed Land-Use Development on Portion 22 of the Farm Bultfontein 533JQ and Portion 164 of the Farm Nootgedacht 534 JQ.*
- *Mixed Land-Use Development on Portion 27 and 73 of the Farm Nietgedacht 535 JQ.*

Please don't hesitate to contact us for any additional information or queries.

Kind regards

George Gericke



DISCLAIMER:

This message and any attachments are confidential and intended solely for the addressee. If you have received this message in error, please notify the system manager/sender. Any unauthorized use, alteration or dissemination is prohibited. The Department of Water Affairs further accepts no liability whatsoever for any loss, whether it be direct, indirect or consequential, arising from this e-mail, nor for any consequence of its use or storage.

User3

From: User3 <user3@bokamoso.net>
Sent: 04 July 2012 09:29 AM
To: mkomen@mweb.co.za
Subject: RE: Lanseria Extension 51

Dear Mercia Komen,

Thank you for your response. I have registered you as Interested and Affected Party Member for the proposed Lanseria Extension 51 Project. I will keep you updated regarding the Process in the future.

Hope this finds you well.

Kind Regards

uanita De Beer



From: Mercia Komen [<mailto:mkomen@mweb.co.za>]
Sent: 04 July 2012 05:23 AM
To: lizelleg@mweb.co.za
Subject: Lanseria Extension 51

Good day Lizelle

Please add me to the register of I&AP for this project.

My interest lies particularly in the handling of storm water, sewage and runoff from the site. Additional interest lies in the economic and social studies which will inform feasibility.

Regards
Mercia Komen
082 997 7880



City of Johannesburg

118 Janssen Street
Treduna House
Braamfontein

PO Box 1049
Johannesburg
South Africa
2001

Tel +27(0) 11 587 4210
Fax +27(0) 866277516

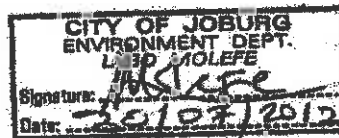
www.joburg.org.za

ENVIRONMENTAL REGULATORY SERVICES

Our Reference: **EIM 07/03**
Contact: **Etienne Allers**
CoJ Region: **A**
Tel: **(011) 587 4230**
Fax: **0866277516**

Date: 11 July 2012

Bokamosa Environmental
P O Box 11375
Maroelana
0161



Attention: **Lizelle Gregory**

DRAFT SCOPING REPORT: PROPOSED LANSERIA EXT.51 (GAUT 002/11-12/E0124).

The draft Scoping Report dated 29 June 2012 refers, This Department only received the report on 3 July 2012.

Description of the project:

The proposed Lanseria Extension 51 will comprise of 3 erven with the following zonings: "Special", including Residential dwelling units, Hotels, Wholesale/Retail, Warehouses, Workshops, Showrooms, Exhibition and Distribution Centres, Restaurants, Offices, Places of Amusement, Medical Consulting Rooms and Places of Instruction.

Guidelines, by-laws, Precinct Plans and policies:

The Report takes into account all relevant policies, by-laws and strategies. The study area falls within Sub-area 1 of the RSDF for Region A and the objectives of this sub-area is to "promote the development of a sound spatial structure to increase the efficiency of the urban system" and to "stimulate the economic development potential of Sub Area 1".

It should be noted that according to the Lanseria Development Framework 2020, the applicant/developer must provide their own bulk services or access to existing municipal bulk service networks.

Recommendations:

- The specialist studies that will form part of the EIA Phase should adequately address issues of concern e.g. loss of biodiversity; topographical change; loss of sensitive habitats etc. The recommendations should also be included in the EMP.
- The outcome of the specialist studies should inform the township layout. All sensitive areas must be excluded from the proposed township.
- A stormwater management plan would need to be submitted for the approval by both the Johannesburg Roads Agency and Environmental Management Department prior to the approval of the final Site Development Plan. Such plan would be required to meet the following criteria/standards:
 - Peak discharge - no increase in discharge for any event of any duration up to the 25 year RI event
 - Volume of runoff - no increase up to the annual 10 year rainfall
 - Runoff frequency - no surface runoff for the 1 yr RI event of any duration
 - Water Quality - no deterioration
- Written confirmation should be obtained from Johannesburg Water regarding the capacity of the involved Waste Water Treatment Works in order to ensure available capacity for this development.

Should you have any queries please do not hesitate to contact Etienne Allers on the numbers indicated above.

Yours faithfully



LEBO MOLEFE
DIRECTOR: ENVIRONMENTAL REGULATORY SERVICES.
E-mail: Lebomol@joburg.org.za
Tel: (011) 587 4204
Fax: 086 6277516



water affairs

Department:
Water Affairs
REPUBLIC OF SOUTH AFRICA

OFFICE OF THE REGIONAL CHIEF DIRECTOR: NORTH WEST
Bothongo Plaza East, 285 Schoeman Street, Pretoria

F ☎	086 573 2897 / 012 392-1486	✉ P/Bag X995	✉ T.L Mathebe
		PRETORIA	☎ (012) 392 1406
E ☎:	<u>mathebet@dwa.gov.za</u>	0001	📁 16/2/7/A210/N314

Bokamoso Environmental Consultants
P.O Box 11375
Maroelana
0161

For Attention: Ane Agenbacht

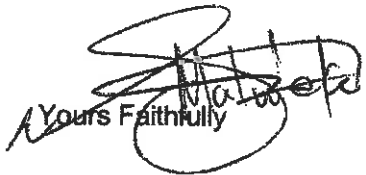
DRAFT SCOPING REPORT FOR THE PROPOSED LANSERIA X 51 ON PORTION 22 OF THE FARM BULTFONTEIN 533 JQ AND PORTION 164 OF THE FARM NIETGEDACHT 535 JQ.

Reference is made to the above-mentioned proposed development; this office would like to acknowledge receipt of the above mentioned document and would like to respond as follows.

1. It is mentioned in the report that the study area is not affected by any floodlines, and no wetlands are found on the site and only a non-perennial river flows to the east and west sides away from the study area, as such the developer will not be required to apply for any water use license according to section 21 of the National Water Act, 1998 (Act 36 of 1998) [NWA], however please note that the proposed activity must comply with all sections and regulations of the NWA.
2. Please note that a detailed geotechnical investigation and dolomite stability investigation of the study area must be conducted and be part of the Environmental Impact Assessment (EIA) Report which will be submitted to this Department.
3. Stormwater management plans must be submitted to the relevant municipality for approval. Such approval must be submitted to this Department together with a copy of the original stormwater management plans.
4. The developer must obtain a letter from the municipality indicating that there is available capacity to cater for the sewage effluent to be generated by the development at the wastewater treatment works.
5. The developer must ensure that no wastewater may run freely into any of the surrounding streets or naturally vegetated areas and also ensure the correct positioning of construction camps and their sanitation facilities.

6. No construction or dumping activities should take place within the 1:50 year or 1:100 year floodline or a horizontal distance of 100m from a water resource unless authorized by this Department.
7. The storage and use of fuel and other chemicals on site must be adequately managed to prevent soil and water pollution. The developer must provide containment areas for potential pollutants at refueling depots, and must ensure that transport, storage, handling and disposal of hazardous substances is adequately controlled and managed.
8. If any pollution incident is experienced, this office must be notified immediately.
9. Mitigatory measures must be made on site to prevent pollution of the water resources including ground water component from occurring as per requirement of section 19 of the National Water Act, 1998 (Act 36 of 1998).

Any query regarding the content of this letter can be directed to the above-mentioned contact details.


Yours Faithfully

Regional Head: North West

DATE: 24/10/2012

Proof of Submission to I&AP's



Annexure Ev

User3

From: User3 <user3@bokamoso.net>
Sent: 03 July 2012 03:21 PM
To: ✓ janine@twotenchemicals.co.za; jfwmeyer@gmail.com; ama123@mweb.co.za
Subject: Review Notice : Lanseria Extension 51
Attachments: Review Notice.pdf

To whom it may concern

Please refer to the attached invitation to review the Draft Scoping Report for the proposed **Lanseria X51** project. Also note that the draft report can also be downloaded from www.bokamoso.net

Please don't hesitate to contact our offices for any additional information or queries.

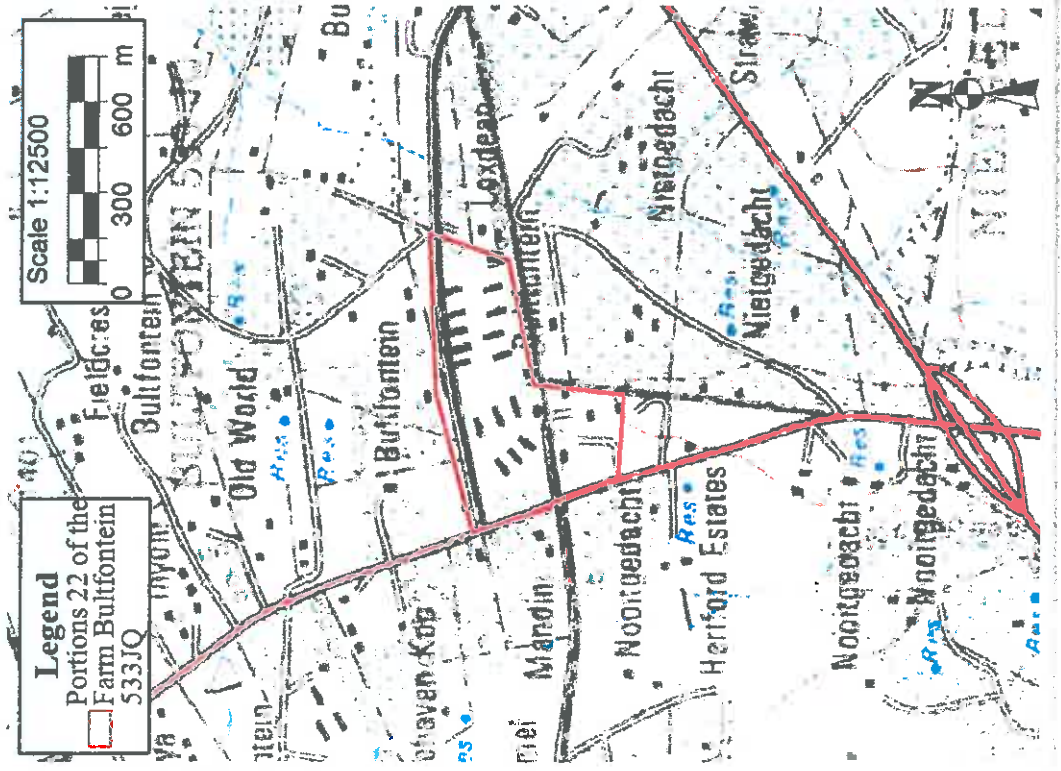
Kind Regards

Juanita De Beer


**Environmental Consultants &
Landscape Architects**
e: info@bokamoso.net | t: +27 (0) 11 4636101 | f: +27 (0) 57056559
36 Lebonthe Road Ashlea Gardens, Pretoria

Draft Scoping Report for Review

Lanseria Extension 51



All interested and affected parties are invited to review the development information and to register any issues and concerns to be included and addressed in the Final Scoping Report.

Venue: Hertford Country and Function Venue at the Reception.

Tel: 084 761 1017

Date: 4th July – 12th August 2012

Website: www.bokamoso.net

Please do not hesitate to contact us if there are any questions in connection with the above-mentioned development.

Contact Person: Juanita De Beer

Tel (012) 346 3810 Fax (086) 570 5659

E-mail: lizelleg@mweb.co.za

Website: www.bokamoso.net

User3

From: Lizelle Gregory <lizelleg@mweb.co.za>
Sent: 20 September 2011 12:12 PM
To: floram@joburg.org.za; floram@joburg.gov.za
Subject: FW: Nietgedacht & Bultfontein Public Notices - Environmental Scoping Processes
Attachments: Public Notice.pdf; Public Notice 1.pdf

To whom it may concern

For the past two weeks now I tried to contact the CoJ Region A in order to determine the details of the relevant ward councillor for the Lanseria area (Region A). Please forward the attached information to the relevant councillor, or provide me with his/her details as soon as possible.

Please refer to the attached Background Information Documents (BID) for the following proposed projects:

- ***Mixed Land-Use Development on Portion 22 of the Farm Bultfontein 533JQ and Portion 164 of the Farm Nooitgedacht 534 JQ.***
- ***Mixed Land-Use Development on Portion 27 and 73 of the Farm Nietgedacht 535 JQ.***

Please don't hesitate to contact us for any additional information or queries.

Kind regards

George Gericke


Environmental Consultants &
Landscape Architects
o: luzelleg@mweb.co.za t: +27 (0) 11 846 8930 f: +27 (0) 11 846 8930
36 Lechaamba Road Ashlea Gardens, Pretoria

User3

From: Lizelle Gregory <lizelleg@mweb.co.za>
Sent: 20 September 2011 11:59 AM
To: gheath@geoscience.org.za; njanuary@jhb.sahra.org.za;
maphata.ramphele@gauteng.gov.za; justicem@dwaf.gov.za; keetm@dwaf.gov.za;
central@eskom.co.za; paia@eskom.co.za; schmidk@nra.co.za; chrisbu@gpg.gov.za;
customerservice@randwater.co.za; info@wessanorth.co.za
Subject: Nietgedacht & Bultfontein Public Notices - Environmental Scoping Processes
Attachments: Public Notice.pdf; Public Notice 1.pdf

To whom it may concern

Please refer to the attached Background Information Documents (BID) for the following proposed projects:

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- ***Mixed Land-Use Development on Portion 27 and 73 of the Farm Nietgedacht 535 JQ.***

Please don't hesitate to contact us for any additional information or queries.

Kind regards

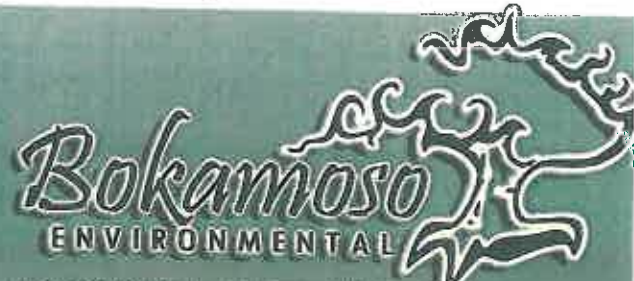
George Gericke



LEBOMBO GARDENS BUILDING
36 LEBOMBO ROAD
ASHLEA GARDENS
0081

P.O. BOX 11375
MAROELANA
0161

Tel: (012) 346 3810
Fax: 086 570 5659
E-mail: lizelleg@mvweb.co.za
Website: www.Bokamoso.net



Landscape Architects, Environmental Consultants,
Environmental Auditing, Water License Applications

Acknowledgement of Receipt

City of Johannesburg Metro Municipality
118 Jorissen Street
Braamfontein
Traduna Building
9th Floor

ATTENTION: Flora Mokgohloa

29 June 2012

RE: DRAFT SCOPING REPORT FOR LANSERIA X 51 ON PORTION 22 OF THE FARM BULTFONTEIN 533 JQ AND PORTION 164 OF THE FARM NOOITGEDACHT 534 JQ. (REFERENCE NUMBER: Gaut 002/11-12/E0124).

Please find 1 x hard copy and 3 x electronic copies of the Final Basic Assessment Report for Sunderland Ridge Extension 18.

By Courier

Name and Surname : Lobo Mtondega (Receiver)

Date: 29/06/12

Where: 118 Traduna Building Braamfontein

Signature: [Signature]

Sender: Lizelle Gregor

**PLEASE
COLLECT ON
DELIVERY**

REG NO: GX 2000/054190/21
VAT REG NO: 4140182781
BOKAMOSO LANDSCAPE CC
MEMBER: Lizelle Gregor

LEBOMBO GARDENS BUILDING
35 LEBOMBO ROAD
ASHLEA GARDENS
0081

P.O. BOX 11375
MAROELANA
0161

Tel: (012) 346 3810
Fax: 088 570 5659
Email: lizelle@bokamoso.co.za
Website: www.Bokamoso.net

Bokamoso
ENVIRONMENTAL

Landscape Architects, Environmental Consultants,
Environmental Auditing, Water-Library Applications

Acknowledgement of Receipt

Gauteng Department of Agriculture and Rural Development
18th Floor Glencairn building
73 Market Street
Johannesburg
2000

ATTENTION: Justine Chan

29 June 2012

RE: DRAFT SCOPING REPORT FOR THE PROPOSED LANSERIA X 51 ON
PORTION 22 OF THE FARM BULTFONTEIN 533 JQ AND PORTION 164 OF THE
FARM NOOITGEDACHT 534 JQ. (REFERENCE NUMBER: Gaut 002/11-
12/E0124).

Please find 2 x electronic copies of the Draft Scoping Report for the
above-mentioned project.

By Courier

Name and Surname : Maleshwane. (Receiver)

Date: 29/06/12

Where: CIDARD

Signature: meje

Sender: Anè Agenbacht

REG NO: CK 2050/05/190/23
VAT REG NO: 4440192761
BOKAMOSO LANDSCAPE CO
MEMBER: Lizelle Gregory

**PLEASE
COLLECT ON
DELIVERY**

LEBOMBO GARDENS BUILDING
36 LEBOMBO ROAD
ASHLEA GARDENS
0081

P.O. BOX 11375
MAROELANA
0161

Tel: (012) 346 3810
Fax: 086 570 5859
E-mail: lizalleg@mweb.co.za
Website: www.Bokamoso.net

Bokamoso
ENVIRONMENTAL

Landscape Architects, Environmental Consultants,
Environmental Auditing, Water License Applications

Acknowledgement of Receipt

Department of Water Affairs
Bothongo Plaza East
285 Schoeman Street
Pretoria

ATTENTION: Mr. T.L. Mathebe

29 June 2012

RE: DRAFT SCOPING REPORT FOR LANSERIA X 51 ON PORTION 22 OF THE FARM BULTFONTEIN 533 JQ AND PORTION 164 OF THE FARM NOOITGEDACHT 534 JQ (REFERENCE NUMBER: Gaut 002/11-12/E0124).

Please find 1 x hard copy and 1 x electronic copy of the Draft Basic Assessment Report for the abovementioned project.

By Courier

Name and Surname : Stephan Bester (Receiver)

Date: 29/06/12

Where: Bothongo Plaza East

Signature: Bester

Sender: Anè Agenbacht

REG NO: CK 2000/059130/23
VAT REG NO: 4440192781
BOKAMOSO LANDSCAPE CC
MEMBER: Lizelle Gregory

LEBOMBO GARDENS BUILDING
36 LEBOMBO ROAD
ASHLEA GARDENS
0081

P.O. BOX 11375
MAROELANA
0161

Tel: (012) 346 3810
Fax: 086 570 5659
E-mail: izalleg@rweb.co.za
Website: www.Bokamoso.net



Landscape Architects, Environmental Consultants,
Environmental Auditing, Water License Applications

Acknowledgement of Receipt

City of Johannesburg
118 Jorissen Street
Traduna House
Braamfontein

ATTENTION: Etienne Ellis *Iselina Langa.*
011-587 4230

14 December 2012

RE: FINAL SCOPING REPORT FOR THE PROPOSED LANSERIA X 51 ON PORTION 22 OF THE FARM BULTFONTEIN 533 JQ AND PORTION 164 OF THE FARM NOOITGEDACHT 534 JQ. (REFERENCE NUMBER: Gaut 002/11-12/E0124).

Please find 1 x hard copy and 3 x electronic copies of the Draft Basic Assessment Report for the abovementioned project.

By Courier

Name and Surname : _____
(Receiver)

Date: _____

Where: _____

Signature: _____

Sender: Anè Agenbacht

**PLEASE
COLLECT ON
DELIVERY**

LEBOMBO GARDENS BUILDING
36 LEBOMBO ROAD
ASHLEA GARDENS
0081

P.O. BOX 11375
MAROELANA
0161

Tel: (012) 346 3810
Fax: 086 570 6659
E-mail: l.lalleg@mweb.co.za
Website: www.Bokamoso.net



Landscape Architects, Environmental Consultants,
Environmental Auditing, Water License Applications

**Department of Agriculture Forestry and Fisheries
CNR Annie Botha & Union Street, Rivera
Delfen Building
2ND Floor, Room 257**

**ATTENTION: Nhlakanipho Dlamini
Tel: 012 319 7634**

19 January 2013

RE: FINAL SCOPING REPORT FOR THE PROPOSED LANSERIA X 51 ON PORTION 22 OF THE FARM BULTFONTEIN 533 JQ AND PORTION 164 OF THE FARM NOOITGEDACHT 534 JQ. (REFERENCE NUMBER: Gaut 002/11-12/E0124).


Please find 1 X electronic copy of the Final Scoping Report for the abovementioned project

By Hand

Name & Surname: Nhlakanipho Dlamini (receiver)

Date: 19-02-2013

Where: daff

Signature: 

Sender: A.Agenbacht

LEBOMBO GARDENS BUILDING
36 LEBOMBO ROAD
ASHLEA GARDENS
0081

P.O. BOX 11375
MAROELANA
0161

Tel: (012) 346 1810
Fax: 086 570 5659
E-mail: lizellog@mweb.co.za
Website: www.Bokamoso.net



Landscape Architects, Environmental Consultants,
Environmental Auditing, Water License Applications

Acknowledgement of Receipt

Department of Water Affairs
Bothongo Plaza East
285 Schoeman Street
Pretoria

ATTENTION: Mr. T.L. Mathebe

14 December 2012

RE: FINAL SCOPING REPORT FOR THE PROPOSED LANSERIA X 51 ON PORTION 22 OF THE FARM BULTFONTEIN 533 JQ AND PORTION 164 OF THE FARM NOOITGEDACHT 534 JQ. (REFERENCE NUMBER: Gaut 002/11-12/E0124).

Please find 1 x hard copy of the Final Scoping Report for the abovementioned project.

By Courier

Name and Surname: Dikotledi Munduli
(Receiver)

Date: 14/12/12

Where: Reception DNA

Signature: [Signature]

Sender: Anè Agenbacht



City of Johannesburg

118 Crosser Street
Trafalgar Square
Braamfontein

P.O. Box 1049
Johannesburg
South Africa
2000

Tel: +27(0) 11 587 4210
Fax: +27(0) 11 587 4216

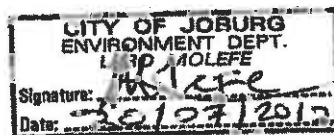
www.joburg.org.za

ENVIRONMENTAL REGULATORY SERVICES

Our Reference: **EIM 07/03**
Contact: **Etienne Allers**
CoJ Region: **A**
Tel: **(011) 587 4230**
Fax: **0866277516**

Date: 11 July 2012

Bokamosa Environmental
P O Box 11375
Maroelana
0161



Attention: **Lizelle Gregory**

DRAFT SCOPING REPORT: PROPOSED LANSERIA EXT.51 (GAUT 002/11-12/E0124).

The draft Scoping Report dated 29 June 2012 refers. This Department only received the report on 3 July 2012.

Description of the project:

The proposed Lanseria Extension 51 will comprise of 3 erven with the following zonings: "Special", including Residential dwelling units, Hotels, Wholesale/Retail, Warehouses, Workshops, Showrooms, Exhibition and Distribution Centres, Restaurants, Offices, Places of Amusement, Medical Consulting Rooms and Places of Instruction.

Guidelines, by-laws, Precinct Plans and policies:

The Report takes into account all relevant policies, by-laws and strategies. The study area falls within Sub-area 1 of the RSDF for Region A and the objectives of this sub-area is to "promote the development of a sound spatial structure to increase the efficiency of the urban system" and to "stimulate the economic development potential of Sub Area 1".

It should be noted that according to the Lanseria Development Framework 2020, the applicant/developer must provide their own bulk services or access to existing municipal bulk service networks.

Recommendations:

- The specialist studies that will form part of the EIA Phase should adequately address issues of concern e.g. loss of biodiversity; topographical change; loss of sensitive habitats etc. The recommendations should also be included in the EMP.
- The outcome of the specialist studies should inform the township layout. All sensitive areas must be excluded from the proposed township.
- A stormwater management plan would need to be submitted for the approval by both the Johannesburg Roads Agency and Environmental Management Department prior to the approval of the final Site Development Plan. Such plan would be required to meet the following criteria/standards:
 - Peak discharge - no increase in discharge for any event of any duration up to the 25 year RI event
 - Volume of runoff - no increase up to the annual 10 year rainfall
 - Runoff frequency - no surface runoff for the 1 yr RI event of any duration
 - Water Quality - no deterioration
- Written confirmation should be obtained from Johannesburg Water regarding the capacity of the involved Waste Water Treatment Works in order to ensure available capacity for this development.

Should you have any queries please do not hesitate to contact Etienne Allers on the numbers indicated above.

Yours faithfully



LEBO MOLEFE
DIRECTOR: ENVIRONMENTAL REGULATORY SERVICES.
E-mail: Lebomol@joburg.org.za
Tel: (011) 587 4204
Fax: 086 6277516



water affairs

Department:
Water Affairs
REPUBLIC OF SOUTH AFRICA

OFFICE OF THE REGIONAL CHIEF DIRECTOR: NORTH WEST
Bothongo Plaza East, 285 Schoeman Street, Pretoria

F ☒	086 573 2897 / 012 392-1486	✉ P/Bag X995	✉ T.L Mathebe
		PRETORIA	☎ (012) 392 1406
E ☒:	mathebet@dwa.gov.za	0001	📁 16/2/7/A210/N314

Bokamoso Environmental Consultants
P.O Box 11375
Maroelana
0161

For Attention: Ane Agenbacht


DRAFT SCOPING REPORT FOR THE PROPOSED LANSERIA X 51 ON PORTION 22 OF THE FARM BULTFONTEIN 533 JQ AND PORTION 164 OF THE FARM NIETGEDACHT 535 JQ.

Reference is made to the above-mentioned proposed development; this office would like to acknowledge receipt of the above mentioned document and would like to respond as follows.

1. It is mentioned in the report that the study area is not affected by any floodlines, and no wetlands are found on the site and only a non-perennial river flows to the east and west sides away from the study area, as such the developer will not be required to apply for any water use license according to section 21 of the National Water Act, 1998 (Act 36 of 1998) [NWA], however please note that the proposed activity must comply with all sections and regulations of the NWA.
2. Please note that a detailed geotechnical investigation and dolomite stability investigation of the study area must be conducted and be part of the Environmental Impact Assessment (EIA) Report which will be submitted to this Department.
3. Stormwater management plans must be submitted to the relevant municipality for approval. Such approval must be submitted to this Department together with a copy of the original stormwater management plans.
4. The developer must obtain a letter from the municipality indicating that there is available capacity to cater for the sewage effluent to be generated by the development at the wastewater treatment works.
5. The developer must ensure that no wastewater may run freely into any of the surrounding streets or naturally vegetated areas and also ensure the correct positioning of construction camps and their sanitation facilities.

6. No construction or dumping activities should take place within the 1:50 year or 1:100 year floodline or a horizontal distance of 100m from a water resource unless authorized by this Department.
7. The storage and use of fuel and other chemicals on site must be adequately managed to prevent soil and water pollution. The developer must provide containment areas for potential pollutants at refueling depots, and must ensure that transport, storage, handling and disposal of hazardous substances is adequately controlled and managed.
8. If any pollution incident is experienced, this office must be notified immediately.
9. Mitigatory measures must be made on site to prevent pollution of the water resources including ground water component from occurring as per requirement of section 19 of the National Water Act, 1998 (Act 36 of 1998).

Any query regarding the content of this letter can be directed to the above-mentioned contact details.


Yours Faithfully

Regional Head: North West

DATE: 24/10/2012



agriculture,
forestry & fisheries

Department
Agriculture, forestry & fisheries
REPUBLIC OF SOUTH AFRICA

Directorate Land Use and Soil Management, Private Bag x120, Pretoria, 0001
Delpen Building, c/o Annie Botha & Union Streets, Riviere

From: Director: Land Use and Soil Management
Tel: (012) 319 7634 ☐ Fax: (012) 329 5938 ☐ e-mail: nhlakad@daff.gov.za

BOKAMOSO ENVIRONMENTAL CONSULTANTS
P O BOX 11375
MARCELANA
0161

2013/02/21

Dear Sir/Madam

This serves as a notice of receipt and confirms that your application has been captured in our electronic AgriLand tracking and management system. It is strongly recommended that you use the on-line AgriLand application facility in future.

Detail of your application as captured:

Type: SCOPING REPORT

Your reference number: **BULTFONTEIN 533 & NOOITGEDACHT 534**

Property Description: **BULTFONTEIN 533 & NOOITGEDACHT 534 (PTN 22 & 164)**

Date: 2013/02/19

Please use the following reference number in all enquiries:

AgriLand reference number: 2013_02_0163

Enquiries can be made to the above postal, fax or e-mail address.

Yours sincerely,

B N DE LANGE
pp DIRECTOR: LAND USE AND SOIL MANAGEMENT

<http://www.agis.agric.za/agriland>

List of REGISTERED LETTERS
Lys van GEREGISTREERDE BRIEWE
(With an insurance option/met 'n versekeringsopsie)



Full tracking and tracing/Volledige volg en spoor

1 Departmental helpline
 Toll free number
 Tollerfree nommer
0800 111 502

Name and address of sender
 Naam en adres van afsender: Bobamase, P.O. Box 11375,
Marcelona 0161

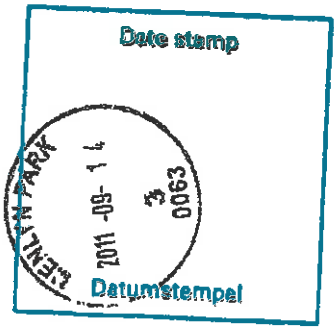
No	Name and address of addressee Naam en adres van geadresseerde	Insured amount Versekerde bedrag	Insurance fee Versekeringsgeld	Postage Posgeld	Service fee Diensgeld	Affix Track and Trace customer copy Plak Volg-en-Spoor-kliëntekopie
1	Van Biljon, SDH PO Box 765 Rivonia 2128					REGISTERED LETTER (with a domestic insurance option) Geregistreerde Briewe (met 'n binnelandse versekeringsopsie) RD 585 454 555 ZA CUSTOMER COPY <input type="checkbox"/> SENDER
2	Chieftain Real Estate Inc. in Ireland PO Box 181 Polokwane 0699					REGISTERED LETTER (with a domestic insurance option) Geregistreerde Briewe (met 'n binnelandse versekeringsopsie) RD 585 454 564 ZA CUSTOMER COPY <input type="checkbox"/> SENDER
3	Falcon Forest Trading, 73 Sanderson R. PO Box 52368 Saxonwold, 2132					REGISTERED LETTER (with a domestic insurance option) Geregistreerde Briewe (met 'n binnelandse versekeringsopsie) RD 585 454 561 ZA CUSTOMER COPY <input type="checkbox"/> SENDER
4	Chieftain Real Estate Inc. in Ireland PO Box 181 Polokwane 0699					REGISTERED LETTER (with a domestic insurance option) Geregistreerde Briewe (met 'n binnelandse versekeringsopsie) RD 585 454 578 ZA CUSTOMER COPY <input type="checkbox"/> SENDER
5	Van Biljon SDH PO Box 765 Rivonia 2128					REGISTERED LETTER (with a domestic insurance option) Geregistreerde Briewe (met 'n binnelandse versekeringsopsie) RD 585 454 604 ZA CUSTOMER COPY <input type="checkbox"/> SENDER
6	Dargawi Foundation, Fabr. M PO Box 34027 Erasmusia 0022					REGISTERED LETTER (with a domestic insurance option) Geregistreerde Briewe (met 'n binnelandse versekeringsopsie) RD 585 454 595 ZA CUSTOMER COPY <input type="checkbox"/> SENDER
7	Steinberg, HA PO Box 34071 Pretoria 0001					REGISTERED LETTER (with a domestic insurance option) Geregistreerde Briewe (met 'n binnelandse versekeringsopsie) RD 585 454 621 ZA CUSTOMER COPY <input type="checkbox"/> SENDER
8	Viador, SP, Adam, Mohamed PO Box 55835 Arcadia 0007					REGISTERED LETTER (with a domestic insurance option) Geregistreerde Briewe (met 'n binnelandse versekeringsopsie) RD 585 454 618 ZA CUSTOMER COPY <input type="checkbox"/> SENDER
9	Abdullah, ZB PO Box 14430 Laudium 0037					REGISTERED LETTER (with a domestic insurance option) Geregistreerde Briewe (met 'n binnelandse versekeringsopsie) RD 585 454 649 ZA CUSTOMER COPY <input type="checkbox"/> SENDER
10	Naldoo, LA PO Box 53211 Centurion 0016					REGISTERED LETTER (with a domestic insurance option) Geregistreerde Briewe (met 'n binnelandse versekeringsopsie) RD 585 454 635 ZA CUSTOMER COPY <input type="checkbox"/> SENDER
Number of letters posted Getal briewe gepep		Total Totaal	R	R	R	R

Signature of client
 Handtekening van klient

Signature of accepting officer
 Handtekening van aanneembesampte

The value of the contents of these letters is as indicated and compensation is not payable for a letter received unconditionally. Compensation is limited to R100,00. No compensation is payable without documentary proof. Optional insurance of up to R2 000,00 is available and applies to domestic registered letters only.

Die waarde van die inhoud van hierdie briewe is soos aangedui en vergoeding sal nie betaal word vir 'n brief wat sonder voorbehoud ontvang word nie. Vergoeding is beperk tot R100,00. Geen vergoeding is sonder dokumentêre bewys betaalbaar nie. Opsionele versekering van tot R2 000,00 is beskikbaar en is slegs op binnelandse geregistreerde briewe van toepassing.



List of REGISTERED LETTERS
Lys van Geregistreeerde Briewe
(With an insurance option/met 'n versekeringsopsie)



Full tracking and tracing/Volledige volg en spoor

Name and address of sender Bobarnoso PO Box 11375,
 Naam en adres van afsender Marcelona 0161

Free of charge
 Toll free number
 Fabriek nommer
0800 111 502

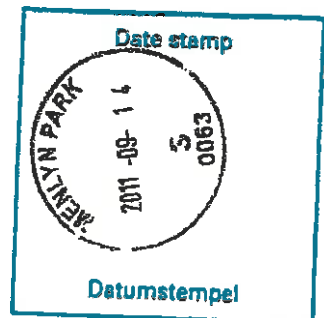
No	Name and address of addressee Naam en adres van geadresseerde	Insured amount Versekerde bedrag	Insurance fee Versekeringsgeld	Postage Posgeld	Service fee Diensgeld	Affix Track and Trace customer copy Plak Volg-en-Spoor-kliëntafskrif
1	Lawrence, RD PO Box 560 Fairways 2055					REGISTERED LETTER (with a domestic insurance option) Geregistreerde Briewe (met 'n versekeringsopsie) RD 585 454 462 ZA
2	Liebenberg, JM PO Box 3885 Randburg, 2135					CUSTOMER COPY 301002R REGISTERED LETTER (with a domestic insurance option) Geregistreerde Briewe (met 'n versekeringsopsie) RD 585 454 459 ZA
3	Croft, A PO Box 1858 Bromhof, 2154					CUSTOMER COPY 301002R REGISTERED LETTER (with a domestic insurance option) Geregistreerde Briewe (met 'n versekeringsopsie) RD 585 454 480 ZA
4	Hertford Estates, Gansky, D PO Box 2907 Parklands 2121					CUSTOMER COPY 301002R REGISTERED LETTER (with a domestic insurance option) Geregistreerde Briewe (met 'n versekeringsopsie) RD 585 454 476 ZA
5	Orange County Investments PO Box 1745 Pinegawrie 2123					CUSTOMER COPY 301002R REGISTERED LETTER (with a domestic insurance option) Geregistreerde Briewe (met 'n versekeringsopsie) RD 585 454 502 ZA
6	Cradel City Van Wyk, AP PO Box 368 Florida Hills 1716					CUSTOMER COPY 301002R REGISTERED LETTER (with a domestic insurance option) Geregistreerde Briewe (met 'n versekeringsopsie) RD 585 454 493 ZA
7	Barnard, MC PO Box 786 Lanseria, 1748					CUSTOMER COPY 301002R REGISTERED LETTER (with a domestic insurance option) Geregistreerde Briewe (met 'n versekeringsopsie) RD 585 454 520 ZA
8	Coral Investment Property Shtein, J PO Box 1163 Houghton 2041					CUSTOMER COPY 301002R REGISTERED LETTER (with a domestic insurance option) Geregistreerde Briewe (met 'n versekeringsopsie) RD 585 454 516 ZA
9	Croft A PO Box 3885 1858 Bromhof 2154					CUSTOMER COPY 301002R REGISTERED LETTER (with a domestic insurance option) Geregistreerde Briewe (met 'n versekeringsopsie) RD 585 454 547 ZA
10	Maritz RJ PO Box 50581 Wierda Park 0149					CUSTOMER COPY 301002R REGISTERED LETTER (with a domestic insurance option) Geregistreerde Briewe (met 'n versekeringsopsie) RD 585 454 533 ZA
Number of letters posted Getal briewe gepos		Total Totaal	R	R	R	R

Signature of client
 Handtekening van kliënt

Signature of accepting officer
 Handtekening van aanneembeampte

The value of the contents of these letters is as indicated and compensation is not payable for a letter received unconditionally. Compensation is limited to R100,00. No compensation is payable without documentary proof. Optional insurance of up to R2 000,00 is available and applies to domestic registered letters only.

Die waarde van die inhoud van hierdie briewe is soos aangedui en vergoeding sal nie betaal word vir 'n brief wat sonder voorbehoud ontvang word nie. Vergoeding is beperk tot R100,00. Geen vergoeding is sonder dokumentêre bewys betaalbaar nie. Opsionele versekering van tot R2 000,00 is beskikbaar en is slegs op binnelandse geregistreeerde briewe van toepassing.



List of REGISTERED LETTERS
Lys van GEREĞISTREERDE BRIEWE
 (With an insurance option/met 'n versekeringsopsie)

Nietgedaant / Buitland
 Sunderland Ridge 18
 Velmoc



Full tracking and tracing/Volledige volg en spoor

Name and address of sender
 Naam en adres van afsender: Bobamase PO Box 11375,
Marcelona 0161

1 Minute Message
 Toll free number
 Tolvry nommer
0800 111 502

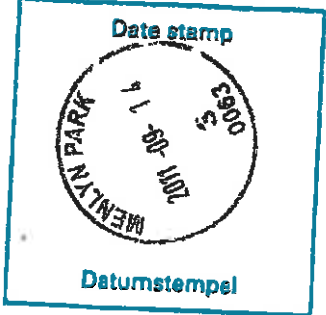
No	Name and address of addressee Naam en adres van geadresseerde	Insured amount Versakerde bedrag	Insurance fee Versekeringsgeld	Postage Postgeld	Service fee Diensgeld	Affix Track and Trac customer copy Plak Volg-en-Spoor-kliëntafskrif
1	Maritz HC PO Box 21109 Erasmia 0023					REGISTERED LETTER <small>(with a domestic insurance option)</small> ShareCall 0800 111 502 www.posta.co.za RD 585 454 666 ZA CUSTOMER COPY 001220R
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Number of letters posted Getal briewe gepos		Total Totaal	R	R	R	R

Signature of client
 Handtekening van kliënt.....

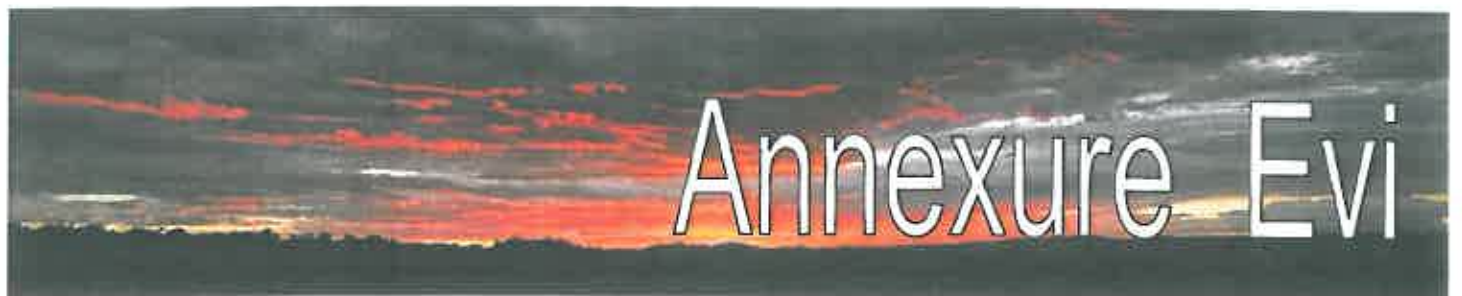
Signature of accepting officer
 Handtekening van aanneembampste.....

The value of the contents of these letters is as indicated and compensation is not payable for a letter received unconditionally. Compensation is limited to R100,00. No compensation is payable without documentary proof. Optional insurance of up to R2 000,00 is available and applies to domestic registered letters only.

Die waarde van die inhoud van hierdie briewe is soos aangedui en vergoeding sal nie betaal word vir 'n brief wat sonder voorbehoud ontvang word nie. Vergoeding is beperk tot R100,00. Geen vergoeding is sonder dokumentêre bewys betaalbaar nie. Opsionele versekering van tot R2 000,00 is beskikbaar en is slegs op binnelandse geregistreerde briewe van toepassing.



Comments & Issues Report



COMMENT AND RESPONSE REPORT-
FINAL SCOPING REPORT FOR THE PROPOSED LANSERIA X 51 ON PORTION 22 OF THE FARM
BULTFONTEIN 533 JQ AND PORTION 164 OF THE FARM NOOITGEDACHT 535 JQ
GAUT: 002/11-12/E0124

Issues	Commentator	Date	Response
Request to be registered as an Interested and Affected Party.	Janine van Zeuner (Two Ten Chemicals)	28 September 2012	Registered as an Interested and Affected Party and will be updated on the progress of the process.
Request to be registered as an Interested and Affected Party and wanted to know what the benefits and negative impact of the development will be. What effect will the proposed development have on the proposed Amari Land development.	Jonathan Woortmeyer (Portion 21 and 26 of the farm Bultfontein 533 JQ)	28 September 2012	Registered as an Interested and Affected Party and all the benefits and negative impact of the development will be discussed in the EIA report. An investigation will be undertaken to determine the impact of the proposed development on Amari Land development. Comments will be provided during the EIA phase.
Acting on behalf of Orange Country Investment CC who is the owner of the Remainder of Portion 379 Nooitgedacht 534 JQ. The Hertford Junction Shopping Centre is located on the property. Objecting against the proposed development on the grounds that there is already an oversupply of retail facilities in the area. No need exists for additional retail floor space such as proposed. Requested to be registered as an Interested and Affected Party and asked that all future documentation and information be forwarded to them.	Attwell Malherbe and Associates Town and Regional Planners	October 2011	Registered as an Interested and Affected Party. Research will be done and the need of the proposed development will be included in the complete study, done by a Market Research specialist. This study will be included in the EIA report.
Wanted clarity on the location of the proposed development. Request a copy of the	Justice Maluleke (Department of Water Affairs)	21 September 2011	The proposed project is located approximately 7 km south-west of Diepsloot, and approximately 2.6 km south of Lanseria Airport.
Request to be registered as an I&AP. Particular interest in handling of storm water, sewage and runoff from the site as well as economic and social studies which will inform feasibility.	Mercia Komen	4 July 2012	Registered as I&AP and all concerns relating to economic, social and services etc. will be addressed in the EIA.
1. The specialist studies that will	Etienne Allers	30 July 2012	1. Amongst other things

<p>form part of the EIA Phase should adequately address issues of concern e.g. loss of biodiversity; topographical change; loss of sensitive habitats etc. The recommendations should also be included in the EMP.</p> <p>2. The outcome of the specialist studies should inform the township layout. All sensitive areas must be excluded from the proposed township.</p> <p>3. A Storm water Management plan would need to be submitted for the approval by both the Johannesburg Roads Agency and Environmental Management Department prior to the approval of the final Site Development Plan. Such plan would be required to meet the following criteria/standards:</p> <ul style="list-style-type: none"> - Peak discharge – no increase in discharge for any event of any duration up to the 25 year RI event - Volume of runoff – no increase up to the annual 10 year rainfall - Runoff frequency – no surface runoff for the 1 year RI event of any duration - Water Quality – no deterioration <p>4. Written confirmation should be obtained from Johannesburg Water regarding the capacity of the involved Waste Water Treatment Works in order to ensure available capacity for this development.</p>			<p>specialist studies will form part of the EIA report and will address the issues of concern such as loss of biodiversity; topographical change; loss of sensitive habitats etc.</p> <p>2. The layout plan will include and indicate clearly where the sensitive areas are on the site.</p> <p>3. The Storm water Management Plan will be designed to incorporate the peak discharge, volume of runoff, runoff frequency and the water quality. Written approval will be obtained from the Johannesburg Roads Agency and Environmental Management Department.</p> <p>4. Written confirmation will be obtained from Johannesburg Water to confirm the available capacity of the Waste Water Treatment works.</p>
<p>1. it is mentioned in the report that the study area is not affected by any floodlines, and no wetlands are found on the site and only a non-perennial river flows to the east and west sides away from the study area, as such the developer will not be required to apply for any water use license according to section 21 of the</p>	<p>T.L. Matheber of Department of Water Affairs</p>	<p>24 October 2012</p>	<p>1. The developer will ensure that the proposed activity will comply with all sections and regulations of the NWA, although the study area is not affected by any floodlines, natural streams or water courses.</p> <p>2. The Geotechnical study and</p>

National Water Act, 1998 (A 36 of 1998) [NWA], however please note that the proposed activity must comply with the sections and regulations of the NWA.

2. Please note that a detailed geotechnical investigation and dolomite stability investigation of the study area must be conducted and be part of the Environmental Impact Assessment (EIA) Report which will be submitted to this Department.
3. Storm water management plans must be submitted to the relevant municipality for approval. Such approval must be submitted to this Department together with a copy of the original storm water management plans.
4. The developer must obtain a letter from the municipality indicating that there is available capacity to cater for the sewage effluent to be generated by the development at the wastewater treatment works.
5. The developer must ensure that no wastewater may run freely into any of the surrounding streets or naturally vegetated areas and also ensure the correct positioning of construction camps and their sanitation facilities.
6. No construction or dumping activities should take place within the 1:50 year or 1:100 year floodline or a horizontal distance of 100m from a water resource unless authorized by this Department.
7. The storage and use of fuel and other chemicals on site must be adequately managed to

dolomite stability investigation is being undertaken and will form part of the EIA report.

3. The Storm water Management Plan will be designed to include all criteria and standards of the City of Johannesburg. Written approval will be obtained from the Johannesburg Roads Agency and Environmental Management Department. The written approval as well as the original storm water management plan will be forwarded to your Department.
4. Written confirmation will be obtained from the municipality to indicate the available capacity for the treatment of sewerage effluent.
5. The developer will follow strict measures to ensure that no wastewater will run freely into the surrounding streets or natural vegetated areas. Effective measures will be taken to ensure the correct positioning of the construction camp and their sanitation facilities.
6. No construction or dumping activities will take place within the 1:50 or 1:100 year floodline or within a 100m distance from a water resource unless authorization is obtained from Department of Water Affairs.
7. All measures will be taken to ensure no contamination of fuel or chemicals will take place on the site.
8. Should any pollution incident occur on site the Department

<p>prevent soil and water pollution. The developer must provide containment areas for potential pollutants at refueling depots, and must ensure that transport, storage, handling and disposal of hazardous substances is adequately controlled and managed.</p> <p>8. If any pollution incident is experienced, this office must be notified immediately.</p> <p>9. Mitigatory measure must be made on site to prevent pollution of the water resources including ground water component from occurring as per requirement of section 19 of the National Water Act, 1998 (Act 36 of 1998).</p>			<p>of Water Affairs will be informed immediately.</p> <p>9. All mitigation measures will be taken into consideration and be implemented accordingly to ensure that no ground water pollution occur.</p>
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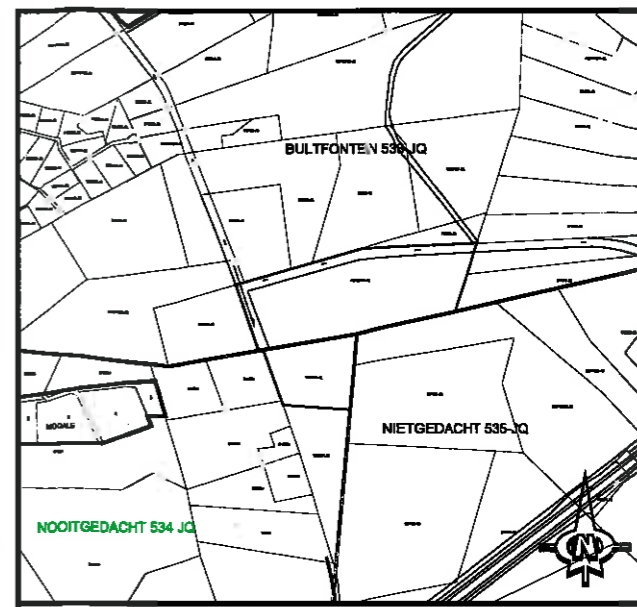
Preliminary Layout



Floodline Certification

In accordance with Section 144 of Act 36 of 1998, it is hereby certified that the township shown on this plan is not affected by the maximum flood in any public stream which would be caused by storms of recurrence intervals of 50 to 100 years

Name of Engineer Registration No. Date



LOCALITY PLAN

TOWNSHIP DATA

LAND-USE	No. OF ERVEN	ERF No'S	AREA (ha)	OF TOTAL AREA
SPECIAL ROADS	4	1 TO 4	27,9604 8,8701	75,92 24,08
TOTAL	4		36,8305	100,00

NOTES

- All areas and dimensions are approximate, being subject to final survey.
- Contours are in accordance with the standards laid down in regulation 18(2) of the Town Planning and Townships (Ordinance 15, 1986)
- Datum plane - Mean Sea Level; interval 1m
- Co-ordinate system: WGS 84 Lc. 29°
- The figure lettered ABCDEA represents the Remainder of Portion 22 Bultfontein 533 JQ, being 28,0283Ha in extent and the figure FGHJF represents Portion 164 Nooitgedacht 534 JQ, being 8,8022Ha in extent
- The township falls under the jurisdiction of City of Johannesburg
- Base plan information was obtained from

PROPOSED TOWNSHIP

**LANSERIA
EXTENSION 51**

TO BE ESTABLISHED ON PORTION 164 NOOITGEDACHT 524 IQ AND THE REMAINDER OF PORTION 22 BULTFONTEIN 533 JQ

**TINIE BEZUIDENHOUT AND ASSOCIATES
Town Planning Consultants**

Physical Address: Unit 50, Thembu Place Office Park, Calderwood Road, Lone Hill
 Postal Address: P.O. Box 98558, Sloane Park, 2152
 Phone (011) 467-1004, Telefax (011) 467-1170, e mail tiniebez@africa.com

DATE: 15 NOVEMBER 2010 PLAN NO. 7091/L1

